

MEMORANDUM

Agenda Item No. 6(F)

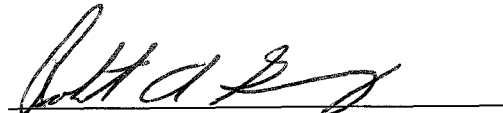
TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: January 20, 2005

FROM: Robert A. Ginsburg
County Attorney

SUBJECT: Ordinance creating the
Homestead Educational
Facilities Benefit District

The accompanying ordinance was prepared and placed on the agenda at the request of Commissioner Katy Sorenson and Commissioner Dennis C. Moss.


Robert A. Ginsburg
County Attorney

RAG/jls

Memorandum

MIAMI-DADE
COUNTY

Date: January 20, 2005

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

From: George M. Burgess
County Manager



Subject: Ordinance creating and establishing the Homestead Educational Facilities Benefit District

This ordinance creating and establishing the Homestead Educational Facilities Benefit District will have no fiscal impact on the County.

fiscal05304



MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: January 20, 2005

FROM: Robert A. Ginsburg
County Attorney

SUBJECT: Agenda Item No. 6(F)

Please note any items checked.

- ☐ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ Housekeeping item (no policy decision required)
- ☐ No committee review

Approved _____ Mayor

Agenda Item No. 6(F)

Veto _____

01-20-05

Override _____

ORDINANCE NO. _____

ORDINANCE CREATING AND ESTABLISHING THE HOMESTEAD EDUCATIONAL FACILITIES BENEFIT DISTRICT ("EFBD" OR "HOMESTEAD EFBD"), UPON APPROVAL OF AN INTERLOCAL AGREEMENT WITH THE SCHOOL BOARD OF MIAMI-DADE COUNTY AND THE CITY OF HOMESTEAD; PROVIDING FOR HOMESTEAD EFBD NAME, DESCRIPTION, BOUNDARIES, POWERS AND DUTIES; PROVIDING FOR EXERCISE OF CERTAIN EFBD POWERS, INCLUDING FINANCING AND NON-AD VALOREM ASSESSMENT POWERS, UPON EXECUTION OF INTERLOCAL AGREEMENT BY EFBD; PROVIDING FOR EFBD BOARD OF SUPERVISORS; PROVIDING QUALIFICATIONS, TERMS OF OFFICE, QUORUM AND ELECTIONS FOR BOARD OF SUPERVISORS; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE

WHEREAS, the Florida Legislature enacted Sections 1013.355-1013.365, Florida Statutes (the "Act"), to encourage and authorize public cooperation among district school boards, local general purpose governments, and benefited private interests in order to implement financing for timely construction and maintenance of school facilities, including traditional public schools and charter schools; and

WHEREAS, the Florida Legislature further enacted the Act to provide efficient alternative mechanisms and incentives to allow district school boards, local governments and benefited private development interests to share costs of construction and maintenance of public educational facilities necessary to accommodate new growth and development, through the creation of Educational Facilities Benefit Districts; and

WHEREAS, Section 1.01(A)(21) of the Miami-Dade County Home Rule Charter grants the Miami-Dade County Board of County Commissioners (the "County Commission") the authority to exercise all powers and privileges granted to municipalities and counties by the laws of this State; and

WHEREAS, Article VIII, Section 11 of the Florida Constitution provides for exclusive authority in the County Commission to establish all local governmental units within Miami-Dade County and to provide for their government and prescribe their jurisdiction and powers; and

WHEREAS, Miami-Dade County (the "County"), with the consent and approval by Interlocal Agreement of the City of Homestead (the "City") and The School Board of Miami-Dade County, Florida (the "School Board") acting as the governing body of the School District of Miami-Dade County, Florida (the "School District"), desires to create and establish an Educational Facilities Benefit District to be known as the Homestead Educational Facilities Benefit District (the "EFBD"), within the lands described in Exhibit A hereto; and

WHEREAS, an Interlocal Agreement has been agreed to in concept by the City and the School Board providing for the creation of the EFBD and the EFBD boundaries and procedures (the "Interlocal Agreement"), and a public hearing has been conducted by the County Commission in accordance with the requirements and procedures of the Miami-Dade County Home Rule Charter and Code at which the factors set forth in Chapters 1013 and 189, Florida Statutes, have been considered; and

WHEREAS, the landowners within the EFBD boundaries have submitted to the County at time of public hearing their written consent to creation of the EFBD and the inclusion of all assessable lands within the EFBD boundaries; and

WHEREAS, the EFBD will constitute a timely, efficient, effective, responsive and economic way to establish educational facilities in the area, thereby addressing planning, management and

financing needs for creation of educational facilities therein without overburdening the County and the School District and their taxpayers; and

WHEREAS, the creation of the EFBD is consistent with the applicable elements or portions of the State comprehensive plan and the Miami-Dade County Comprehensive Development Master Plan; and

WHEREAS, the creation of the EFBD is the best alternative available for delivering the educational facilities to the area that will be served by the EFBD and will benefit present and future landowners within the EFBD by accelerating construction of necessary educational facilities in close proximity to benefited landowners' property and assuring those landowners and their successors access to such educational facilities; and

WHEREAS, the area of land within the EFBD boundaries is of sufficient size, is sufficiently compact and is sufficiently contiguous to be appropriate for inclusion within an educational facilities benefit district; and

WHEREAS, the area that will be served by the EFBD is amenable to separate special district government; and

WHEREAS, having made the foregoing findings, after a public hearing, the Miami-Dade County Board of County Commissioners wishes to exercise the powers bestowed upon it by Section 1.01(A)(21) of the Miami-Dade County Home Rule Charter in the manner provided by Chapter 1013, Florida Statutes; and

WHEREAS, the Miami-Dade County Board of County Commissioners finds the EFBD shall have those powers authorized by Section 1013.355, Florida Statutes, and set forth herein, and that it is in the public interest of all of the citizens of Miami-Dade County that the EFBD have such powers,

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY
COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:**

Section 1. The foregoing findings, which are expressly set forth herein, are hereby adopted and made a part hereof.

Section 2. Consistent with and pursuant to that Interlocal Agreement previously approved by the School Board and the City of Homestead, and approved by this Board on even date herewith, the Homestead Educational Facilities Benefit District is hereby created and established over the real property described in Exhibit A hereto.

Section 3. The external boundaries of the EFBD shall be as depicted on the location map attached hereto and incorporated herein as Exhibit A. The EFBD boundaries may be expanded upon petition by the landowners whose lands are to be included in the EFBD, together with the written consent of the School Board, the County and the City, and the enactment of an ordinance by the Miami-Dade County Board of County Commissioners.

Section 4. The name of the EFBD shall be the "Homestead Educational Facilities Benefit District."

Section 5. A governing Board of Supervisors shall exercise the powers of the EFBD, shall consist of seven members and shall serve terms of four years. The members of the Board of Supervisors shall be named by the following entities as follows: School Board-three members; City-one member; County-one member; Landowners-two members.

The representatives of the School Board, City, and County and the first above-named representative of the Landowners shall serve terms of four years. The remaining representative of the Landowners shall serve an initial term of two years and thereafter a term of four years.

Following the expiration of the initial terms, subsequent representatives of the School Board, City, and County shall be appointed to the Governing Board in accordance with such procedures as each of the School Board, City, and County may adopt, respectively. The Landowner's representatives shall be elected in accordance with applicable law.

Election procedures shall be established by the Board of Supervisors and shall provide a date of the election in the same month every election year. Compensation of Board members shall be determined by the Board of Supervisors.

A quorum of the Board of Supervisors shall consist of a majority of the members appointed to office, provided that at least 4 members have been appointed.

Section 6. The EFBD is hereby created for the purposes set forth in Chapter 1013, Florida Statutes, pursuant to the authority granted by Section 1.01(A)(21) of the Miami-Dade County Home Rule Charter, and pursuant to the Act and Section 189.4041, Florida Statutes, and this Ordinance. The duties of the EFBD shall be as prescribed in the Act, including but not limited to the duty to implement financing of construction of public schools to serve new growth and development within the EFBD boundaries, and such duties as prescribed by the Interlocal Agreement described herein.

Section 7. The charter for the EFBD shall be the Act.

Section 8. The Miami-Dade County Board of County Commissioners hereby grants to the EFBD all powers authorized pursuant to Section 1013.355(4), Florida Statutes, and Chapter 189, Florida Statutes and hereby finds that it is in the public interest of all citizens of Miami-Dade County to grant such general powers, which include, without limitation, the following:

- a. To finance, construct and maintain educational facilities within the EFBD boundaries.
- b. To sue and be sued in the name of the EFBD; to adopt and use a seal and authorize the use of a facsimile thereof; to acquire, by purchase, gift, devise, or otherwise, and to dispose of real and personal property or any estate therein; and to make and execute contracts and other instruments necessary or convenient to exercise its powers.

- c. To contract for the services of consultants to perform planning, engineering, legal, or other appropriate services of a professional nature. Such contracts shall be subject to the public bidding or competitive negotiations required of local general purpose governments.
- d. To borrow money and accept gifts; to apply for unused grants or loans of money or other property from the United States, the State, a unit of local government, or any person for any EFBD purposes and enter into agreements required in connection therewith; and to hold, use, and dispose of such moneys or property for any EFBD purposes in accordance with the terms of the gift, grant, loan, or agreement relating thereto.
- e. To adopt resolutions and policies prescribing the powers, duties, and functions of the officers of the EFBD, the conduct of the business of the EFBD, and the maintenance of records and documents of the EFBD.
- f. To maintain an office at such place or places as it may designate within the EFBD or within the City of Homestead.
- g. To lease as lessor or lessee to or from any person, firm, corporation, association, or body, public or private, any projects of the type that the EFBD is authorized to undertake and facilities or property of any nature for use of the EFBD to carry out any of the purposes authorized by Section 1013.355, Florida Statutes.
- h. To borrow money and issue bonds, certificates, warrants, notes, or other evidence of indebtedness pursuant to Section 1013.355, Florida Statutes, for periods not longer than thirty (30) years, provided such bonds, certificates, warrants, notes, or other indebtedness shall only be guaranteed by non-ad valorem assessments legally imposed by the EFBD and other available sources of funds provided in Section 1013.355, Florida Statutes, and shall not pledge the full faith and credit of any local general purpose government or the School Board.
- i. To cooperate with or contract with other governmental agencies as may be necessary, convenient, incidental, or proper in connection with any of the powers, duties, or purposes authorized by Section 1013.355, Florida Statutes, and to accept funding from local and state agencies as provided in Section 1013.355, Florida Statutes.
- j. To levy, impose, collect, and enforce non-ad valorem assessments, as defined by Section 197.3632(1)(d), Florida Statutes, pursuant to Section 1013.355, Florida Statutes, Chapters 125 and 166, Florida Statutes, and Sections 197.3631, 197.3632, and 197.3635, Florida Statutes, and any other authority provided by law, as they may be amended from time to time.
- k. To exercise all powers necessary, convenient, incidental, or proper in connection with any of the powers, duties, or purposes authorized in Section 1013.355, Florida Statutes.

Exercise of the above-described powers shall be limited to the powers necessary and appropriate to execution of the above-described Interlocal Agreement with the County, the School Board and the City, until such Agreement has been lawfully executed and is binding upon the EFBD. The Board shall set the terms of compensation for Board members, provided that such compensation shall not exceed one thousand dollars (\$1000.00) per year; the administrative duties of the Board shall be to exercise the foregoing powers to fulfill the goals of the EFBD.

Section 9. All bonds issued by the EFBD maturing over a period of more than five (5) years pursuant to the powers granted by this ordinance shall be validated pursuant to Chapter 75, Florida Statutes.

Section 10. No bond, debt or other obligation of the EFBD, nor any default thereon, shall constitute a debt or obligation of, or a pledge of the full faith and credit of, the County, the School Board or the City, except upon the express approval and agreement of the Miami-Dade County Board of County Commissioners, the School Board or the City Council, as the case may be.

Section 11. Notwithstanding any power granted to the EFBD pursuant to this Ordinance, neither the EFBD nor any real or personal property or revenue in the EFBD shall, solely by reason of the EFBD's creation and existence, be exempted from any requirement for the payment of any and all rates, fees, charges, permitting fees, impact fees, connection fees, or similar County rates, fees or charges, special taxing districts or special assessments which are required by law, ordinance or County rule or regulation to be imposed within or upon any local government within the County.

Section 12. An annual audit of the EFBD financial statements for the School Board, the County, and the City shall be completed in accordance with generally accepted Government Auditing Standards by an independent certified public accountant. At a minimum, the financial statements for the EFBD shall include a balance sheet, statement of revenues, expenditures and changes in fund equity and

combining statements prepared in accordance with generally accepted accounting principles. Required supplementary information from the EFBD shall include a schedule of construction in progress to reflect annual activity of the EFBD.

The independent auditor shall determine whether the EFBD has complied with the applicable laws and regulations including, but not limited to, Section 1013.355, Florida Statutes, this Interlocal Agreement, the Impact Fee Documents (as defined in the Interlocal Agreement) and any funding agreement between the parties. As required by generally accepted Government Auditing Standards, the auditor shall prepare a report on the results of tests of compliance. This report, which may be included in either the report on the financial audit or a separate report, shall contain a statement of positive assurance on those items that were tested for compliance and negative assurance on those items not tested. It shall also include all material instances of non-compliance. The auditor shall also report on deficiencies noted in the internal control structure designed to provide reasonable assurance that the EFBD is managing funds in compliance with applicable laws, regulations, and contract terms, and resources are safeguarded against waste, loss, and misuse, and that reliable data is obtained, maintained and fairly disclosed in reports.

As it relates to the use of the Impact Fees, the School Board and auditors designated by School Board, the City, and/or the County shall have the right to perform an audit of the public records related to the use of the Impact Fees for any construction of public educational facilities within the EFBD. For purposes of this provision, the contractor and its subcontractors and consultants doing construction for the EFBD shall be required to keep such full and detailed accounts as may be necessary for proper financial management under this Interlocal Agreement and the Impact Fee Documents, and maintain necessary internal controls that shall be satisfactory to the School Board and the County. Auditors shall be afforded access to all fee payer and/or contractor records, books, correspondence, receipts, vouchers,

memoranda and similar data, excluding confidential personnel records, relating to the contract projects. The fee payer and/or the contractor, its subcontractors, and consultants shall preserve all such records for a period of four (4) years after final payment or for such longer periods as may be required by law. These records may not be destroyed or disposed of unless prior authorization is given by the Director of Records Retention of the Miami-Dade County Public Schools.

In addition to the foregoing, the EFBD shall provide the School Board, the County, and the City with a cumulative monthly accounting of the Special Assessments levied and collected in order to allow the parties to monitor the EFBD's obligations.

All records such as, but not limited to, construction, financial, correspondence, instructions, memoranda, bid estimate sheets, proposal documentation, back charge documentation, canceled checks, reports and other related records produced and maintained by the contractor, its subcontractors, and consultants relating to public educational facilities funded by the Impact Fees shall be deemed public records, and shall be made available for audit, review or copying by the School Board and/or the County, or auditors designated by the School Board and/or the County upon reasonable notice.

The audit reports from the EFBD shall be provided to the School Board, the County, and the City no later than one hundred eighty (180) calendar days following the close of the EFBD's fiscal year.

Section 13. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 14. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance shall be excluded from the Code of the Miami-Dade County.

Section 15. This ordinance shall become effective upon the later of the following dates: (1) the effective date of the Interlocal Agreement described herein, by and among all of the School Board, the

City of Homestead and the County, and (2) ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, only upon an override by this Board.

PASSED AND ADOPTED:

Approved by County Attorney as
To form and legal sufficiency:

RA6

Prepared by:

JAC

Joni Armstrong Coffey

Sponsored by Commissioner Katy Sorenson and
Commissioner Dennis C. Moss

KEY SHEET

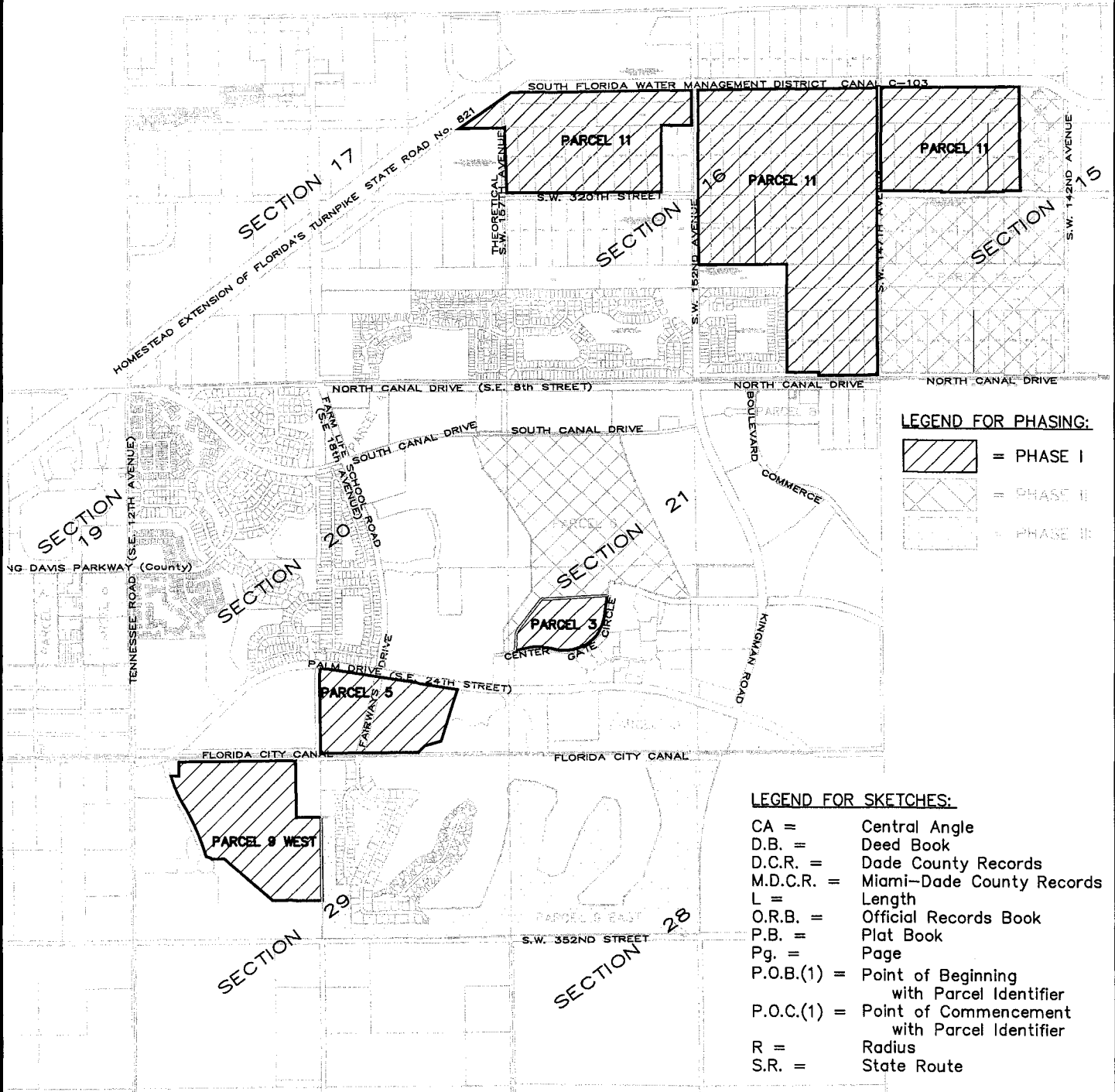
PHASE I
EXHIBIT A

EDUCATIONAL FACILITY BENEFIT DISTRICT

SECTIONS 15, 16, 17, 20, 21, AND 29, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA



N.T.S.



Calvin, Giordano & Associates, Inc.
Engineers Surveyors Planners
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
Phone: 954.921.7781 Fax 954.921.8807
Certificate of Authorization No. LB 8791

EDUCATIONAL FACILITY BENEFIT DISTRICT

SCALE N.T.S.	PROJECT No 04-4366	SHEET 1 OF 18
DATE	CAD FILE	

LAND DESCRIPTION
PHASE I
PARCEL 3
EDUCATIONAL FACILITY BENEFIT DISTRICT
City of Homestead, Miami-Dade County, Florida

All of Tract "E", of "CENTER GATE NO. ONE, according to the Plat thereof, as recorded in Plat Book 133, at Page 7 of the Public Records of Miami-Dade County, Florida.

AND:

A Portion of Tract "D", of "CENTER GATE NO. ONE", according to the Plat thereof, as recorded in Plat Book 133, at Page 7 of the Public Records of Miami-Dade County, Florida, and a Portion of Tracts 3, 4, 5, 6, and 7, Block 3, of "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY", in Section 21, Township 57 South, Range 39 East, according to the Plat thereof, as recorded in Plat Book 5, at Page 10 all of the Public Records of Dade County, Florida, being more particularly described as follows:

BEGIN at the Northeast Corner of Tract "E", of said Plat of "CENTER GATE NO. ONE";

The next described five (5) courses and distances being along the Southerly, Westerly and Northerly Boundary Lines of said Tract "D",
Also the next described two (2) courses being along the Northerly Boundary Lines of said Tract "E";

1. THENCE South 78°33'44" West for 168.25 feet to a point of curvature of a circular curve to the right concave to the North;
2. THENCE Southwesterly and Westerly along the arc of said curve, having for its elements a radius of 500.00 feet, through a central angle of 13°13'45" for an arc distance of 115.45 feet to the Most Westerly Southwest Corner of Tract "D";
3. THENCE North 00°25'21" West for 42.03 feet to the Most Westerly Northwest Corner of said Tract "D", said point also being on the arc of a circular curve to the left, concave to the North, a radial line to said point bears South 01°59'40" West;

4. THENCE Easterly and Northeasterly along the arc of said curve, having for its elements a radius of 458.00 feet, through a central angle of $13^{\circ}25'56''$ for an arc distance of 107.37 feet to a point of tangency;

5. THENCE North $78^{\circ}33'44''$ East for a distance of 188.39 feet;

THENCE North $14^{\circ}10'34''$ East for a distance of 72.80 feet;

THENCE North $00^{\circ}51'52''$ West for a distance of 151.92 feet;

THENCE North $17^{\circ}56'42''$ East for a distance of 61.50 feet;

THENCE North $37^{\circ}14'03''$ East for a distance of 561.03 feet;

THENCE North $59^{\circ}44'39''$ East for a distance of 35.81 feet;

THENCE North $87^{\circ}02'17''$ East for a distance of 951.98 feet to its intersection with the Easterly Boundary Line of said Tract "D";

The next described six (6) courses and distances being along the Easterly, Southeasterly and Southerly Boundary Lines of said Tract "D";

1. THENCE South $07^{\circ}53'32''$ West for a distance of 4.66 feet;
2. THENCE South $11^{\circ}42'22''$ West for a distance of 150.34 feet;
3. THENCE South $07^{\circ}53'32''$ West for a distance of 143.38 feet to a point of curvature of a circular curve to the right, concave to the Northwest;
4. THENCE Southwesterly and Westerly along the arc of said curve, having for its elements a radius of 606.39 feet, through a central angle of $94^{\circ}10'51''$ for an arc distance of 996.76 feet to a point of reverse curvature of a circular curve to the left, concave to the South;
5. THENCE Westerly along the arc of said curve, having for its elements a radius of 975.00 feet; through a central angle of $23^{\circ}30'39''$ for an arc distance of 400.08 feet to a point of tangency;
6. THENCE South $78^{\circ}33'44''$ West for a distance of 195.34 feet to the POINT OF BEGINNING.

SCALE 1"=200.0'	PROJECT No 04-4366	SHEET 4 OF 18
DATE	CAD FILE	

LAND DESCRIPTION

PHASE I

PARCEL 5

EDUCATIONAL FACILITY BENEFIT DISTRICT

CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

A PARCEL OF LAND BEING PORTIONS OF TRACTS 10 THROUGH 15 INCLUSIVE OF BLOCK 3 AND PORTIONS OF TRACTS 8 THROUGH 13 INCLUSIVE OF BLOCK 4 IN SECTION 20, ALL IN TOWNSHIP 57 SOUTH, RANGE 39 EAST, "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST LINE OF THE PARK SITE AS DESCRIBED IN OFFICIAL RECORDS BOOK 11560 PAGE 632 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PALM DRIVE AS DESCRIBED IN OFFICIAL RECORDS BOOK 13410 AT PAGE 154 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST AND BEARING N 0°03'05" E FROM THE CENTER OF SAID CURVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF PALM DRIVE FOR THE FOLLOWING TWO (2) COURSES; (1) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1590.20 FEET AND A CENTRAL ANGLE OF 8°56'12" FOR 248.00 FEET TO THE POINT OF TANGENCY; (2) S 81°00'43" E FOR 1816.43 FEET TO THE WESTERLY LINE OF THE KEYS GATE COMMUNITY ASSOCIATION, INC. AMPHITHEATER PARCEL; THENCE S 18°03'12" W ALONG THE WESTERLY LINE OF THE AMPHITHEATER PARCEL FOR 782.89 FEET; THENCE S74°00'09"W FOR 249.50 FEET; THENCE S43°31'43"W FOR 136 FEET, MORE OR LESS TO THE TOP OF BANK OF THE FLORIDA CITY CANAL AS CONSTRUCTED AND INTERPRETED PURSUANT TO OFFICIAL RECORDS BOOK 8763 AT PAGE 1275 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA; THENCE MEANDERING WESTERLY ALONG SAID TOP OF BANK TO THE INTERSECTION OF THE SOUTHERLY PROJECTION OF THE EAST LINE OF SAID PARK SITE; THENCE NORTH ON SAID SOUTHERLY PROJECTION AND ON SAID EAST LINE OF PARK SITE TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PALM DRIVE, SAID INTERSECTION ALSO BEING THE POINT OF BEGINNING.

SKETCH OF DESCRIPTION

PHASE I, PARCEL 5

EDUCATIONAL FACILITY BENEFIT DISTRICT

SECTION 20, TOWNSHIP 57 SOUTH, RANGE 39 EAST

CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA



"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

PALM DRIVE (S.E. 24TH STREET)

Southerly right-of-way line
Palm Drive (O.R.B. 13410, Pg. 154, D.C.R.)

S81°00'43"E

1816.43

P.O.B.(5)

R=1590.00
CA=8°56'12"
L=248.00'

Radial
N0°03'05"E

East line of the "PARK SITE"
(O.R.B. 11560, Pg. 632, D.C.R.)

PORTIONS OF TRACTS 10 THROUGH 15
INCLUSIVE OF BLOCK 3 AND
PORTIONS OF TRACTS 8 THROUGH 13
INCLUSIVE OF BLOCK 4

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

"PARK SITE"
O.R. BOOK 11560, PAGE 632, D.C.R.

SOUTHERLY PROJECTION
OF THE EAST LINE
OF PARK SITE

NORTH

FAIRWAYS DRIVE

Top of Bank
of the Florida City Canal
(O.R.B. 8763, Pg. 1275, D.C.R.)

FLORIDA CITY CANAL (O.R.B. 8763, Pg. 1275, D.C.R.)

MATCHLINE

LANDS OWNED BY OR
FORMERLY OWNED BY
KING L. WRIGHT

LANDS OF FLORIDA POWER
AND LIGHT COMPANY

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.



Calvin, Giordano & Associates, Inc.
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**EDUCATIONAL FACILITY
BENEFIT DISTRICT**

SCALE
1"=200.0'
DATE

PROJECT No
04-4366
CAD FILE

SHEET
6 OF 18



0 200
1 inch = 200 ft.

SKETCH OF DESCRIPTION

PHASE I, PARCEL 5

EDUCATIONAL FACILITY BENEFIT DISTRICT

SECTION 20, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

Southerly right-of-way line
Palm Drive (O.R.B. 13410, Pg. 154, D.C.R.)
S81°00'43"E
1818.43

PORTIONS OF TRACTS 10 THROUGH 15
INCLUSIVE OF BLOCK 3 AND
PORTIONS OF TRACTS 8 THROUGH 13
INCLUSIVE OF BLOCK 4

Westerly line
"KEYS GATE COMMUNITY ASSOCIATION, INC.
AMPHITHEATER PARCEL"

MATCHLINE

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

Top of Bank
of the Florida City Canal
(O.R.B. 8763, Pg. 1275, D.C.R.)

S43°31'43"W
136.00'
S74°00'09"W
249.50'

782.89'

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

P:\Projects\2004\044366 Homestead Charter Schools\SURVEY\SKETCH\044366 Phasing Files\044366-V-SD-PHASE01-PAR05.dwg



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**EDUCATIONAL FACILITY
BENEFIT DISTRICT**

SCALE
1"=200.0'

PROJECT No
04-4366

SHEET

7 OF 18

DATE

CAD FILE

20

LAND DESCRIPTION

PHASE I

PARCEL 9 WEST

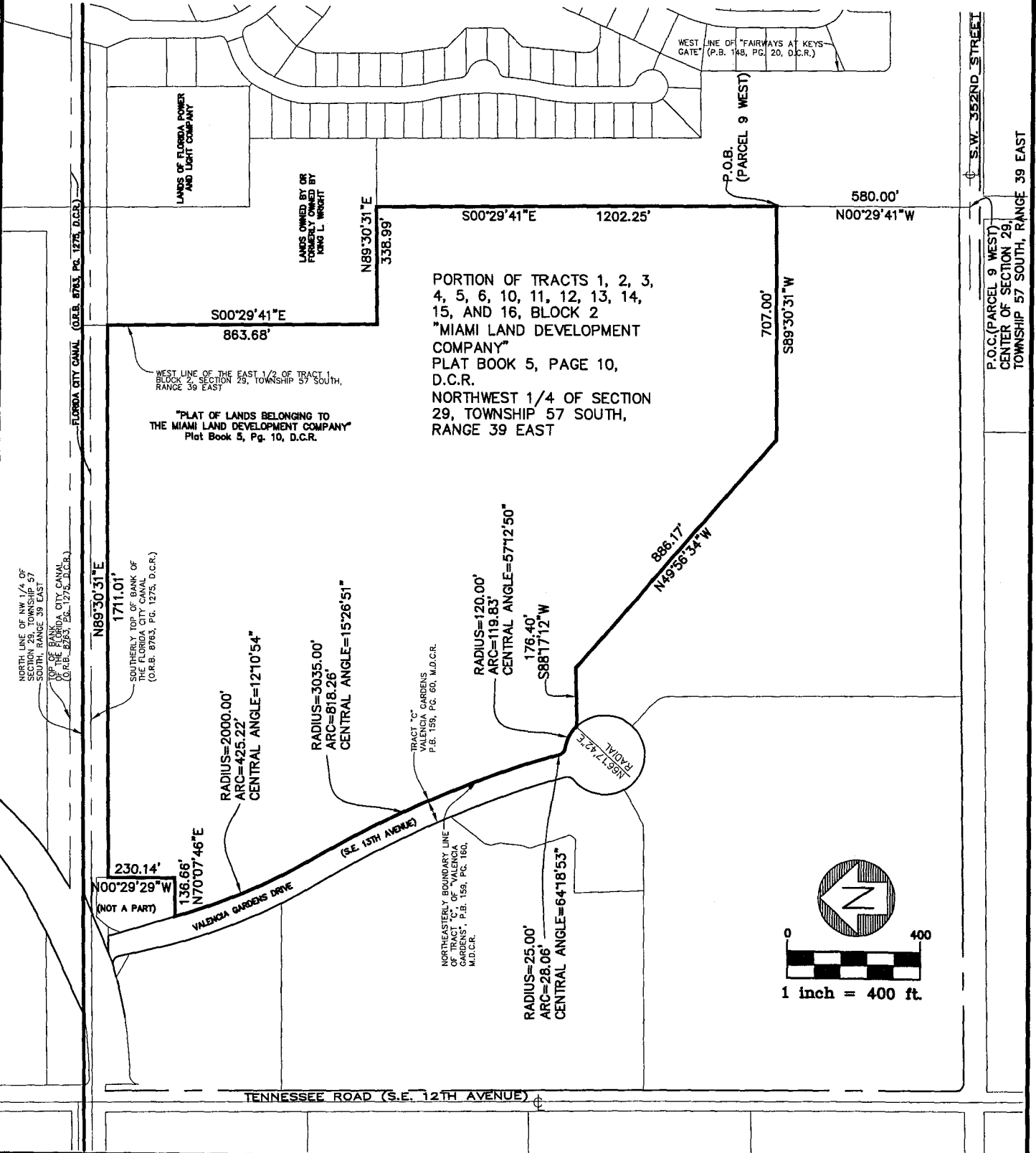
EDUCATIONAL FACILITY BENEFIT DISTRICT

City of Homestead, Miami-Dade County, Florida

A PORTION OF TRACTS 1,2,3,4,5,6,10,11,12,13,14,15 & 16, BLOCK 2, OF "MIAMI LAND DEVELOPMENT COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, IN THE NORTHWEST 1/4, OF SECTION 29, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE CENTER OF SAID SECTION 29; THENCE N00°29'41"W FOR 580.00 FEET, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE S89°30'31"W FOR A DISTANCE OF 707.00 FEET; THENCE N49°56'34"W FOR A DISTANCE OF 886.17 FEET; THENCE S88°17'12"W FOR A DISTANCE OF 176.40 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST, A RADIAL LINE TO SAID POINT BEARS N66°17'42"E; THE NEXT DESCRIBED FOUR (4) COURSES AND DISTANCES BEING ALONG THE NORTHEASTERLY BOUNDARY LINE OF TRACT "C", OF "VALENCIA GARDENS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, AT PAGE 160 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; 1) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 120.00 FEET, THROUGH A CENTRAL ANGLE OF 57°12'50" FOR AN ARC DISTANCE OF 119.83 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST; 2) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 64°18'53" FOR AN ARC DISTANCE OF 28.06 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST; 3) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 3035.00 FEET, THROUGH A CENTRAL ANGLE OF 15°26'51" FOR AN ARC DISTANCE OF 818.26 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST; 4) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 2000.00 FEET, THROUGH A CENTRAL ANGLE OF 12°10'54" FOR AN ARC DISTANCE OF 425.22 FEET TO A POINT ON A NON-TANGENT LINE; THENCE N70°07'46"E FOR A DISTANCE OF 136.66 FEET; THENCE N00°29'29"W FOR A DISTANCE OF 230.14 FEET; THENCE N89°30'31"E FOR A DISTANCE OF 1711.01 FEET; THENCE S00°29'41"E, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 1, BLOCK 2 FOR A DISTANCE OF 863.68 FEET; THENCE N89°30'31"E FOR A DISTANCE OF 338.99 FEET; THENCE S00°29'41"E A DISTANCE OF 1202.25 FEET TO THE POINT OF BEGINNING.

SKETCH OF DESCRIPTION

PHASE I, PARCEL 9 WEST, EDUCATIONAL FACILITY BENEFIT DISTRICT, SECTIONS 28 AND 29, TOWNSHIP 57 SOUTH, RANGE 39 EAST, CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA



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Certificate of Authorization No. LB 6791

EDUCATIONAL FACILITY BENEFIT DISTRICT

22

SCALE 1"=400.0'	PROJECT No 04-4366	SHEET 9 OF 18
DATE	CAD FILE	

LAND DESCRIPTION

PHASE I

PARCEL 11

EDUCATIONAL FACILITY BENEFIT DISTRICT

CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

ORB 21375, PG 0693

Lots 13, 14, 15, 16, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, less West 70 feet of Lots 13, 14 and 15 and less the North 165 feet of Lot 13 and Lot 28 of South Florida Water Management District Canal C-103 right-of-way and subject to a Right-of-Way Dedication across the South 50 feet of Lots 15, 16, 19, 20, 21, 22, 23, 24, 25, and 26 and the East 30 feet of Lots 26, 27 and 28 in Block 1, MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION, Section 16, Township 57 South, Range 39 East, Plat Book 5, Page 10, Public Records of Dade County, Florida.

Folio # 10-7916-001-0130; 10-7916-001-0147; 10-7916-001-0150; 10-7916-001-0160; 10-7916-001-0160; 10-7916-001-0170 and 10-7916-001-0180.

ORB 21375, PG 0715

Lots 17 and 18, of Block 1, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION of Section 16, Township 57 South, Range 39 East, according to the plat thereof recorded in Plat Book 5, Page 10, of the Public Records of Dade County, Florida. Subject to Right-of-Way Dedication across the South 50 feet of said Lots 17 and 18.

Folio # 10-7916-001-0140

AND

ORB 21375, PG 0748

Lots 15, 16, 17, 18 and 22, Block 2, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, according to the plat thereof recorded in Plat Book 5, Page 10, among the Public Records of Dade County, Florida, said lands lying within Section 16, Township 57 South, Range 39 East, Miami-Dade County, Florida. Subject to a Road Dedication across the South 50 feet of said Lots 15, 16, 17, 18 and 22.

Folio # 10-7916-001-0330; 1-7916-001-0340 and 10-7916-001-0361

Lot 14, Block 2, in Section 16, Township 57 South, Range 39 East, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, as recorded in Plat Book 5, Page 10, of the Public Records of Dade County, Florida.

Folio # 10-7916-001-0320

AND

Lot 13, Block 2 in Section 16, Township 57 South, Range 39 East, Less the North 165 feet for Canal C-103-1 right-of-way, and less that portion of land lying Northwesterly of the Southeasterly right-of-way line of State Road No. 821, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, as recorded in Plat Book 5, Page 10, of the Public Records of Dade County, Florida.

Folio # 10-7916-001-0310

AND

That portion of land lying Southeasterly of the Southeasterly right-of-way line of State Road No. 821 and lying North of the North line of Tracts 24 through 26, inclusive in Block 1 in Section 17, Township 57 South, Range 39 East, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION as recorded in Plat Book 5, Page 10, of the Public Records of Dade County, Florida and lying West of the West Section line of Section 16, Township 57 South, Range 39 East, Miami-Dade County, Florida.

Folio # 10-7917-002-0030

AND

All of Lot 27 and Lot 28, less the North 165 feet for Canal C-103 right-of-way in Block 2, in Section 16, Township 57 South, Range 39 East, MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, as recorded in Plat Book 5, Page 10, of the Public Records of Dade County, Florida, less the East 30 feet thereof for right-of-way.

Folio # 10-7916-001-0390

Lots 13, 14, 15 and 16, Block 2, MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, Section 15, Township 57 South, Range 39 East, per plat thereof, recorded in Plat Book 5, Page 10, of the Public Records of Dade County, Florida, Less the North 165 feet of Lot 13 for Canal Right-of-Way and subject to a Road Right-of-Way Dedication across the West 30 feet of Lots 13 and 14 and the South 50 feet of Lots 15 and 16 and the West 30 feet of Lot 15.

Folio # 10-7916-001-0071 and 10-7916-001-0090

AND

Lots 23 and 24, Block 2, MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, in Section 16, Township 57 South, Range 39 East, according to the plat thereof recorded in Plat Book 5, Page 10, of the Public Records of Dade County, Florida. Subject to a Road Right-of-Way Dedication across the South 50 feet of said Lots 23 and 24.

Folio # 10-7916-001-0370

AND

Lots 21, 22, 23, 24, 25, 26, 27 and 28, Block 4, of Section 16, Township 57 South, Range 39 East, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, according to the plat thereof recorded in Plat Book 5, Page 10, of the Public Records of Dade County, Florida. Subject to a Canal Right-of-Way across the South 35 feet of said Lots 21 thru 26 and subject to a Road Right-of-Way Dedication across the East 30 feet of said Lots 26, 27 and 28 and subject to a Road Right-of-Way Dedication across the West 25 feet of said Lots 21, 27 and 28.

Folio # 10-7916-001-0571 and 10-7916-001-0580

Lots 17 and 18, Block 2 of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, according to the plat thereof as recorded in Plat Book 5, Page 10, lying and being in Section 15, Township 57 South, Range 39 East, Dade County, Florida, Less and except the Southerly portion of said Lots 17 and 18, lying Southerly of a line which is 37.50 feet Northerly from and parallel to the Center Line of Mowry Road as now constructed.

Folio # 10-7915-001-0110

AND

Lots 19 thru 22, inclusive, Block 2 of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, according to the plat thereof as recorded in Plat Book 5, Page 10, lying and being in Section 15, Township 57 South, Range 39 East, Dade County, Florida, Less and except the Southerly portion of said Lots, lying Southerly of a line which is 37.50 feet Northerly from and parallel to the Center Line of Mowry Road as now constructed.

Folio # 10-7915-0120

AND

Lots 1, 2 and 3, Block 4 of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, according to the plat thereof as recorded in Plat Book 5, Page 10, lying and being in Section 16, Township 57 South, Range 39 East, Dade County, Florida.

Folio # 10-7916-001-0500 and 10-7916-001-0513

AND

Lots 4, 7, 8, 9, 10, 11 and 12, Less the West 70 feet thereof, in Block 4, in Section 16, Township 57 South, Range 39 East, MIAMI LAND & DEVELOPMENT COMPANY SUBDIVISION, according to the plat thereof recorded in Plat Book 5, Page 10 of the Public Records of Dade County, Florida.

Folio # 10-7916-001-0511; 10-7916-001-0530; 10-7916-001-0512; 10-7916-001-0540; 10-7916-001-0550 and 10-7916-001-0560

AND

Lots 5 and 6 in Block 4 in Section 16, Township 57 South, Range 39 East, of MIAMI LAND & DEVELOPMENT COMPANY SUBDIVISION, according to the plat thereof recorded in Plat Book 5, Page 10 of the Public Records of Dade County, Florida.

Folio # 10-7916-001-0520

AND

Lot 23 and the West ½ of Lot 27 and the West ½ of Lot 28, Less the North 165.00 feet for South Florida Water Management District Canal C-103 in Block 2 in Section 15, Township 57 South, Range 39 East, of MIAMI LAND & DEVELOPMENT COMPANY SUBDIVISION, according to the plat thereof as recorded in Plat Book 5, Page 10 of the Public Records of Dade County, Florida, Less and except that Southerly portion of said Lot 23 lying Southerly of a line which is 50.00 feet Northerly from and parallel to the Center line of Mowry Road as now constructed.

Folio # 10-7915-001-0100

ORB 21984, PG 4263

Lots 19, 20 and 21, Less the South 50 feet for Right-of-Way, Block 2, MIAMI LAND & DEV. CO'S SUBDIVISION of Section 16, Township 57 South, Range 39 East, according to the plat thereof recorded in Plat Book 5, Page 10 of the Public Records of Dade County, Florida,

Folio # 10-7916-001-350 and 10-7916-001-0360

CITY OF HOMESTEAD RESOLUTION NO. R2003-05-06
CLOSING OF MOWRY DRIVE (S.W. 320th STREET)

That portion of Mowry Drive (SW 320th Street) right of way in the NE ¼ of Section 16, Township 57 South, Range 39 East, Miami-Dade County, Florida, Less the West 70 feet for SW 152nd Avenue right of way and Less the East 30 feet for SW 147th Avenue right of way,

AND

That portion of Mowry Drive (SW 320th Street) right of way in the SE ¼ of Section 16, Township 57 South, Range 39 East, Miami-Dade County, Florida, Less the West 70 feet for SW 152nd Avenue right of way and Less the East 30 feet for SW 147th Avenue right of way.

RIGHT-OF-WAY OF S.W. 149th AVENUE TO BE VACATED

The West 25 feet of Lots 21, 27 and 28, of Block 4 of MIAMI LAND & DEVELOPMENT COMPANY SUBDIVISION of Section 16, Township 57 South, Range 39 East, according to the plat thereof recorded in Plat Book 5, at Page 10, of the Public Records of Miami-Dade County, Florida.

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SKETCH OF DESCRIPTION

PHASE I
PARCEL 11

EDUCATIONAL FACILITY BENEFIT DISTRICT
SECTIONS 15, 16, AND 17, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA



1 inch = 400 ft.

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

NORTH 165.0' CANAL
RIGHT-OF-WAY OF LOTS 13 AND 28

SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-103 R/W

SOUTHEAST RIGHT-OF-WAY
LINE OF S.R. No. 821

HOMESTEAD EXTENSION
OF FLORIDA'S TURNPIKE
STATE ROAD No. 821

PORTION LYING
SOUTHEASTERLY
OF S.R. 821

NORTH LINE OF TRACTS 24 THRU 26

SOUTH LINE OF
SOUTH FLORIDA WATER
MANAGEMENT DISTRICT
CANAL C-103
RIGHT-OF-WAY

MATCHLINE "A"

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

S.W. 320TH STREET

SECTION 16

BLOCK 3

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

LOT 13

LOT 28



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Certificate of Authorization No. LB 6791

**EDUCATIONAL FACILITY
BENEFIT DISTRICT**

28

SCALE
1"=400.0'

DATE

PROJECT No
04-4366

CAD FILE

SHEET

15 OF 18

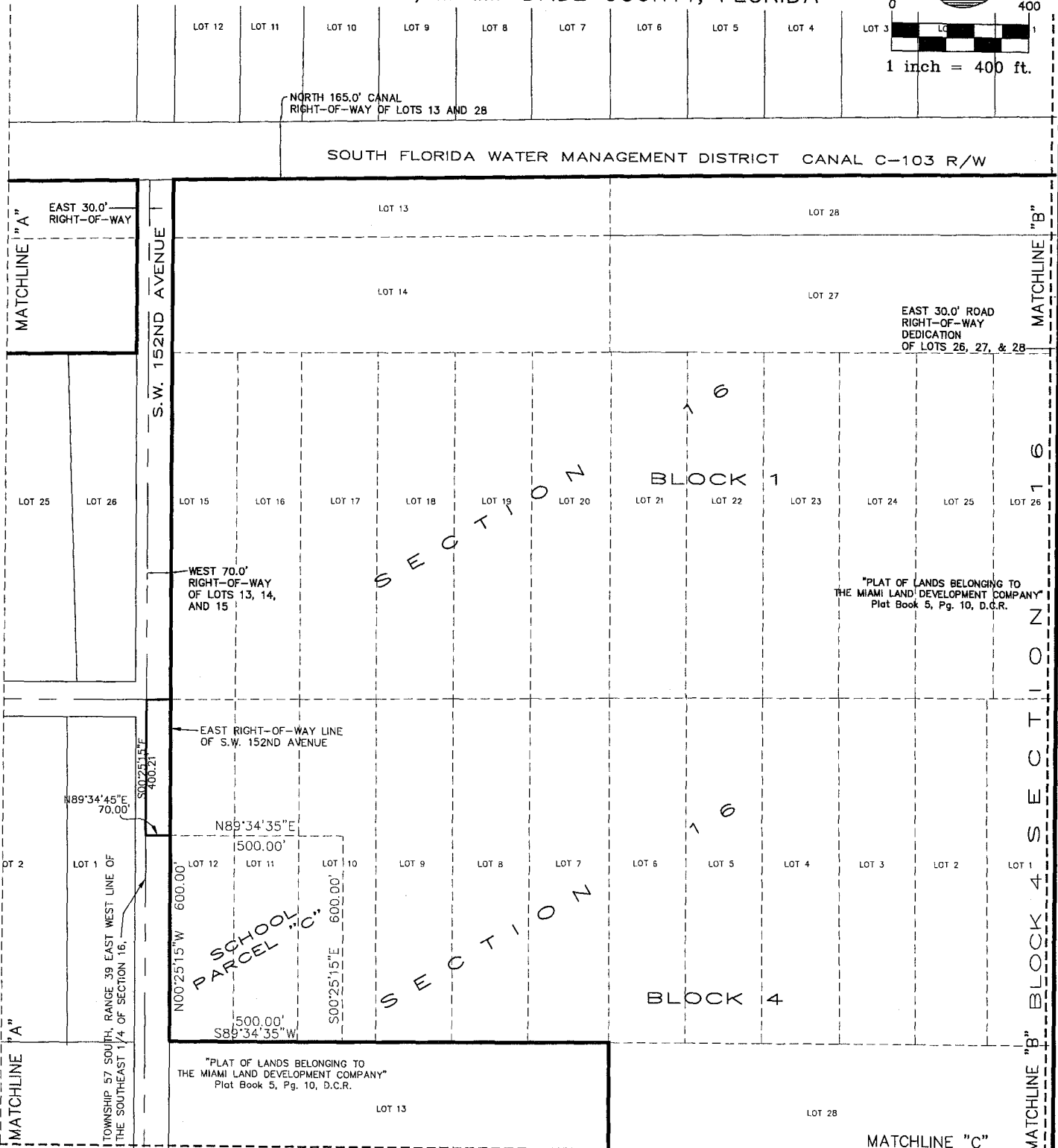
SKETCH OF DESCRIPTION

PHASE I
PARCEL 11

EDUCATIONAL FACILITY BENEFIT DISTRICT
SECTIONS 15, 16, AND 17, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA



0 400
1 inch = 400 ft.



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**EDUCATIONAL FACILITY
BENEFIT DISTRICT**

SCALE
1"=400.0'
DATE

PROJECT No
04-4366
CAD FILE

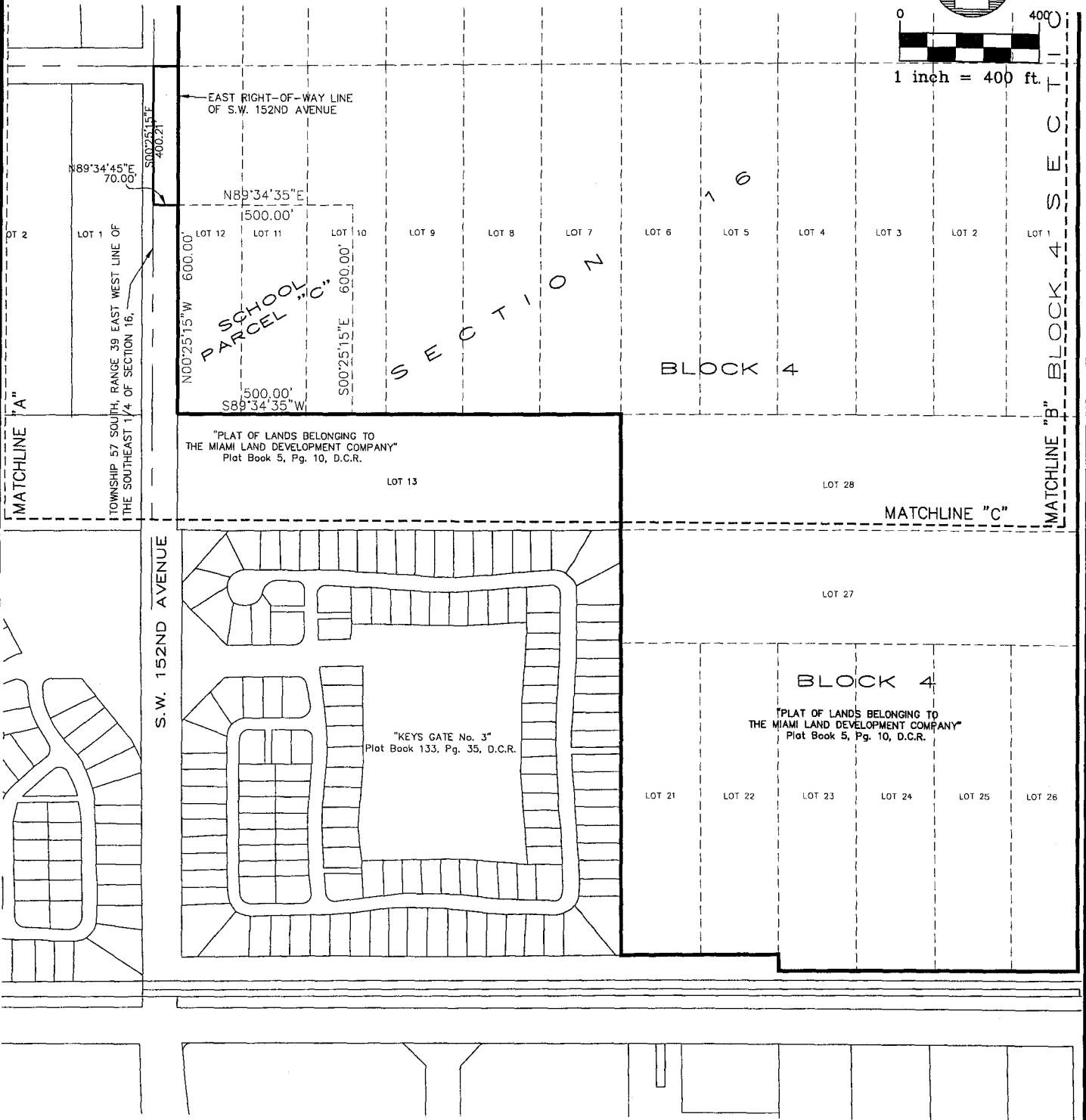
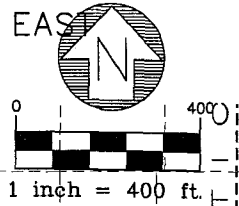
SHEET
16 OF 18

29

SKETCH OF DESCRIPTION

PHASE I
PARCEL 11

EDUCATIONAL FACILITY BENEFIT DISTRICT
SECTIONS 15, 16, AND 17, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA



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**EDUCATIONAL FACILITY
BENEFIT DISTRICT**

30

SCALE 1"=400.0'	PROJECT No 04-4366	SHEET 17 OF 18
DATE	CAD FILE	

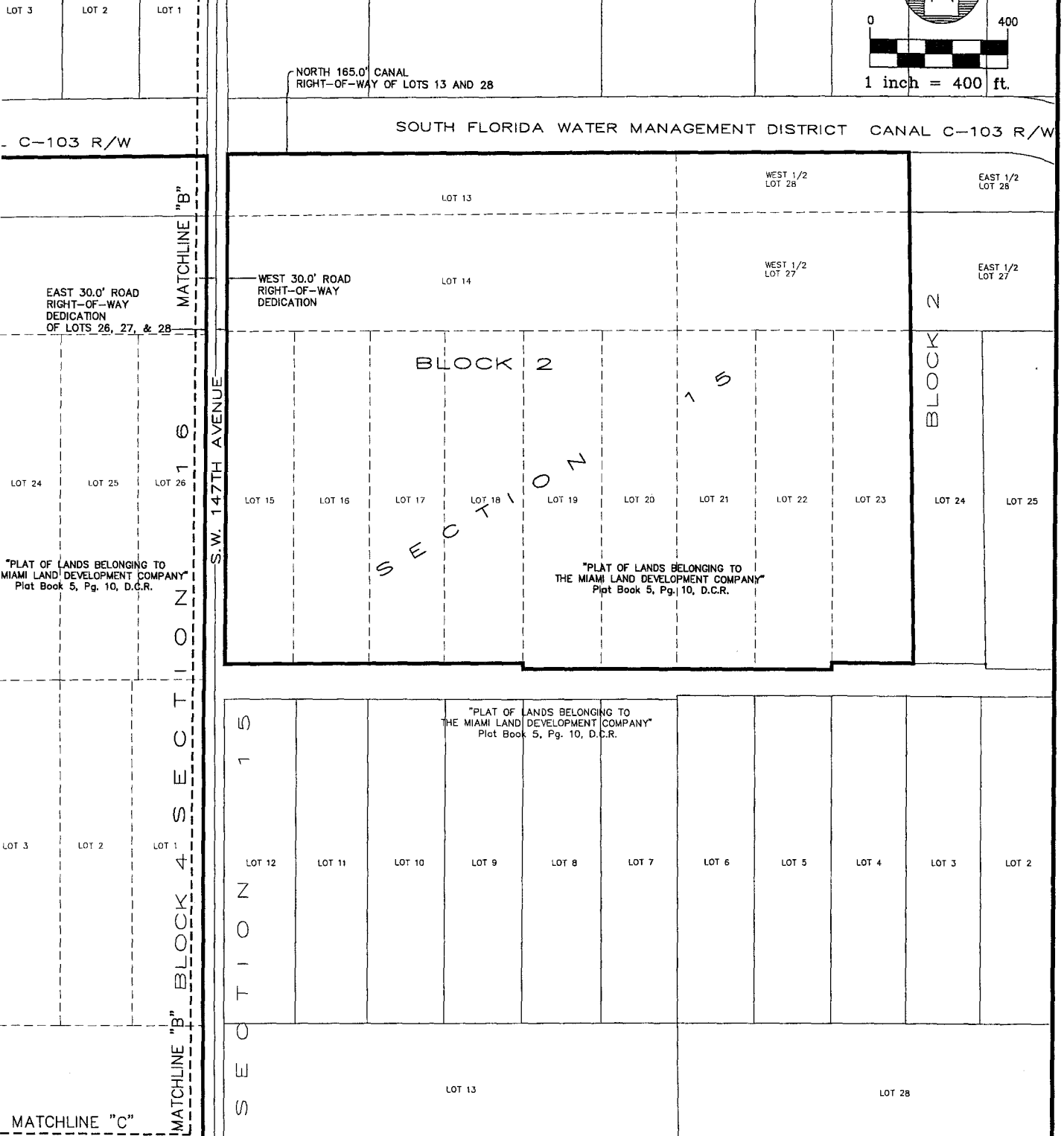
SKETCH OF DESCRIPTION

PHASE I
PARCEL 11

EDUCATIONAL FACILITY BENEFIT DISTRICT
SECTIONS 15, 16, AND 17, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA



0 400
1 inch = 400 ft.



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**EDUCATIONAL FACILITY
BENEFIT DISTRICT**

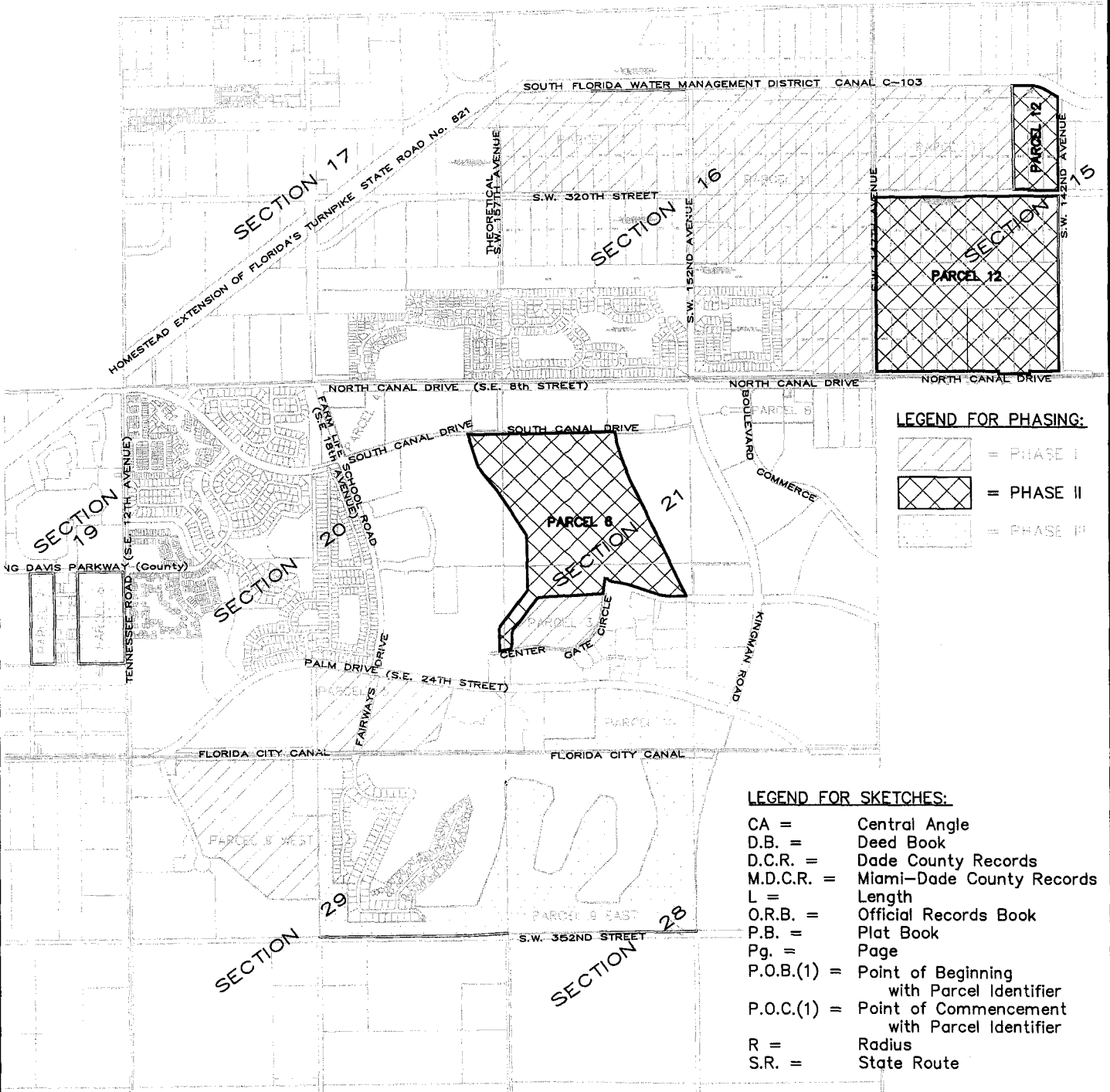
31

SCALE 1"=400.0'	PROJECT No 04-4366	SHEET 18 OF 18
DATE	CAD FILE	

KEY SHEET

PHASE II
EXHIBIT A

EDUCATIONAL FACILITY BENEFIT DISTRICT
SECTIONS 15, 20, AND 21, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA



LEGEND FOR PHASING:

- = PHASE I
- = PHASE II
- = PHASE III

LEGEND FOR SKETCHES:

- CA = Central Angle
- D.B. = Deed Book
- D.C.R. = Dade County Records
- M.D.C.R. = Miami-Dade County Records
- L = Length
- O.R.B. = Official Records Book
- P.B. = Plat Book
- Pg. = Page
- P.O.B.(1) = Point of Beginning with Parcel Identifier
- P.O.C.(1) = Point of Commencement with Parcel Identifier
- R = Radius
- S.R. = State Route

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**EDUCATIONAL FACILITY
BENEFIT DISTRICT**

32

SCALE N.T.S.	PROJECT No 04-4366	SHEET 1 OF 9
DATE	CAD FILE	

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LAND DESCRIPTION
PHASE II
PARCEL 6
EDUCATIONAL FACILITY BENEFIT DISTRICT
City of Homestead, Miami-Dade County, Florida

A Parcel of Land being a portion of Tracts 2,3,4,5,7,8,9,10,11,12,13,14, and 15, Block 2, and a portion of Tracts 1,2,3,4,5,6 and 7, Block 3, all lying in Section 21, Township 57 South, Range 39 East, and a portion of Tracts 15 and 16, Block 1, and a portion of Tract 16, Block 4, all lying in Section 20, Township 57 South, Range 39 East, as shown on that certain Plat of "PLAT OF LANDS BELONGING TO THE MIAMI LAND DEVELOPMENT COMPANY", according to the Plat thereof, as recorded in Plat Book 5, at Page 10, of the Public Records of Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 21,

THENCE South 00°24'28" East, along the West line of the Northwest ¼ of said Section 21, for 765.94 feet to the POINT OF BEGINNING of the hereinafter described parcel of land;

THENCE North 89°02'59" East along the South Right-of-Way line of SOUTH CANAL DRIVE, as described in Official Records Book 13507, at Page 559 of the Public Records of Miami-Dade County, Florida, for 1592.39 feet;

THENCE South 10°18'52" East for 147.72 feet;

THENCE South 16°56'29" East for 181.64 feet;

THENCE South 18°26'59" East for 159.28 feet;

THENCE South 19°59'55" East for 117.91 feet;

THENCE South 21°05'02" East for 124.33 feet;

THENCE South 25°00'30" East for 1855.14 feet;

THENCE South 00°31'16" East for 14.50 feet;

The eight (8) following courses being along the Northerly and Westerly boundary lines of Tract "D" of "CENTER GATE NO. ONE", according to the Plat thereof, as recorded in Plat Book 133, at Page 7 of the Public Records of Miami-Dade County, Florida;

1. THENCE South $89^{\circ}34'54''$ West for 150.89 feet to a point of curvature of a circular curve to the right, concave to the Northeast;
2. THENCE Westerly and Northwesterly along the arc of said curve, having for its elements a radius of 954.50, through a central angle of $20^{\circ}06'11''$ for an arc distance of 334.90 feet to a point of tangency;
3. THENCE North $70^{\circ}18'55''$ West for 309.17 feet to a point of curvature of a circular curve to the left concave to the Southwest;
4. THENCE Northwesterly and Westerly along the arc of said curve, having for its elements a radius of 1045.50 feet, through a central angle of $11^{\circ}25'32''$ for an arc distance of 208.49 feet to a point of tangency;
5. THENCE North $81^{\circ}44'27''$ West for 96.55 feet to a point of curvature of a circular curve to the right, concave to the Northeast;
6. THENCE Westerly, Northwesterly and Northerly along the arc of said curve having for its elements a radius of 25.00 feet, through a central angle of $89^{\circ}37'59''$ for an arc distance of 39.11 feet to its intersection with a non-tangent line;
7. THENCE North $82^{\circ}06'28''$ West for 52.00 feet;
8. THENCE South $07^{\circ}53'32''$ West for 221.29 feet;

THENCE South $87^{\circ}02'17''$ West for 899.02 feet;

THENCE South $59^{\circ}44'39''$ West for a distance of 35.86 feet;

THENCE South $37^{\circ}14'03''$ West for a distance of 561.03 feet;

THENCE South $17^{\circ}56'42''$ West for a distance of 61.50 feet;

THENCE South $00^{\circ}51'52''$ West for a distance of 151.92 feet;

THENCE South $14^{\circ}10'34''$ West for a distance of 72.81 feet to a point on the Northerly boundary line of the aforementioned Tract "D";

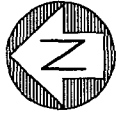
THENCE South $78^{\circ}33'44''$ West along the last described line for a distance of 163.87 feet;

The (6) six following courses being along the Easterly boundary line of "SHORES AT KEYS GATE", according to the Plat thereof, as recorded in Plat Book 161, at Page 37 of the Public Records of Miami-Dade County, Florida;

1. THENCE North 00°25'21" West for a distance of 349.37 feet;
2. THENCE North 37°14'03" East for a distance of 676.21 feet;
3. THENCE North 01°12'39" West for a distance of 797.36 feet;
4. THENCE North 33°06'25" West for a distance of 775.80 feet;
5. THENCE North 38°30'06" West for a distance of 431.44 feet;
6. THENCE North 17°43'46" West for a distance of 494.89 feet to a point on the Southerly Right-of-Way line of said SOUTH CANAL DRIVE;

THENCE North 89°02'59" East, along said Southerly Right-of-Way line for 496.53 feet to the POINT OF BEGINNING.

All of the above described land situated, being and lying in the City of Homestead, Miami-Dade County, Florida, and containing 4,784,571.21 Square Feet and/or 109.84 Acres, more or less.



SKETCH OF DESCRIPTION

PHASE II

PARCEL 6

EDUCATIONAL FACILITY BENEFIT DISTRICT

SECTIONS 20 & 21, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

BLOCK 2

S19°59'55"E
117.91'

S16°56'29"E
181.64'

S10°18'52"E
147.72'

S18°26'59"E
159.28'

S21°05'02"E
124.33'

S25°00'30"E

1855.14'

Southerly R/W line of
South Canal Drive
(O.R.B. 13507, Pg. 559, M.D.C.R.)

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.
A Portion of Tracts 2, 3, 4, 5, 7, 8, 9, 10,
11, 12, 13, 14, and
A Portion of Tracts 2, 3, 4, 5, 6, and 7,
of Block 3, Section 21,
Township 57 South, Range 39 East

N01°12'39"W
797.36'

West line of the NW 1/4
Section 21-57-39

P.O.B.(6)

P.O.C.(6)

Northwest corner
of Section 21-57-39

S00°24'28"E 765.94'

TRACT "F-2"
"KEYS GATE NO. TWO"
Plat Book 133, Pg. 12, D.C.R.

TRACT "V-1"
"KEYS GATE NO. ONE"
Plat Book 133, Pg. 3, D.C.R.

SOUTH CANAL DRIVE

NEWTON RD. (Vacated by City of
Homestead, Res. No. 88-09-30,
ORB 13880, Pg. 4228, D.C.R.)

East line of
"SHORES AT KEYS GATE"
P.B. 161, Pg. 37, M.D.C.R.

Portion of Tracts
15 and 16 of
Block 1, and Portion
of Track 16 Block 4

"SHORES AT KEYS GATE"
Book 161, Pg. 37, M.D.C.R.

MATCHLINE



1 inch = 400 ft.

P:\Projects\2004\044366 Homestead Charter Schools\SURVEY\SKETCH\044366 Phasing Files\044366-V-SD-PHASE02-PAR06.dwg



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Fort Lauderdale, Florida 33316
Phone: 954.981.7781 Fax 954.981.8807
Certificate of Authorization No. LB 6791

**EDUCATIONAL FACILITY
BENEFIT DISTRICT**

SCALE
1"=400.0'

DATE

PROJECT No
04-4366

CAD FILE

SHEET

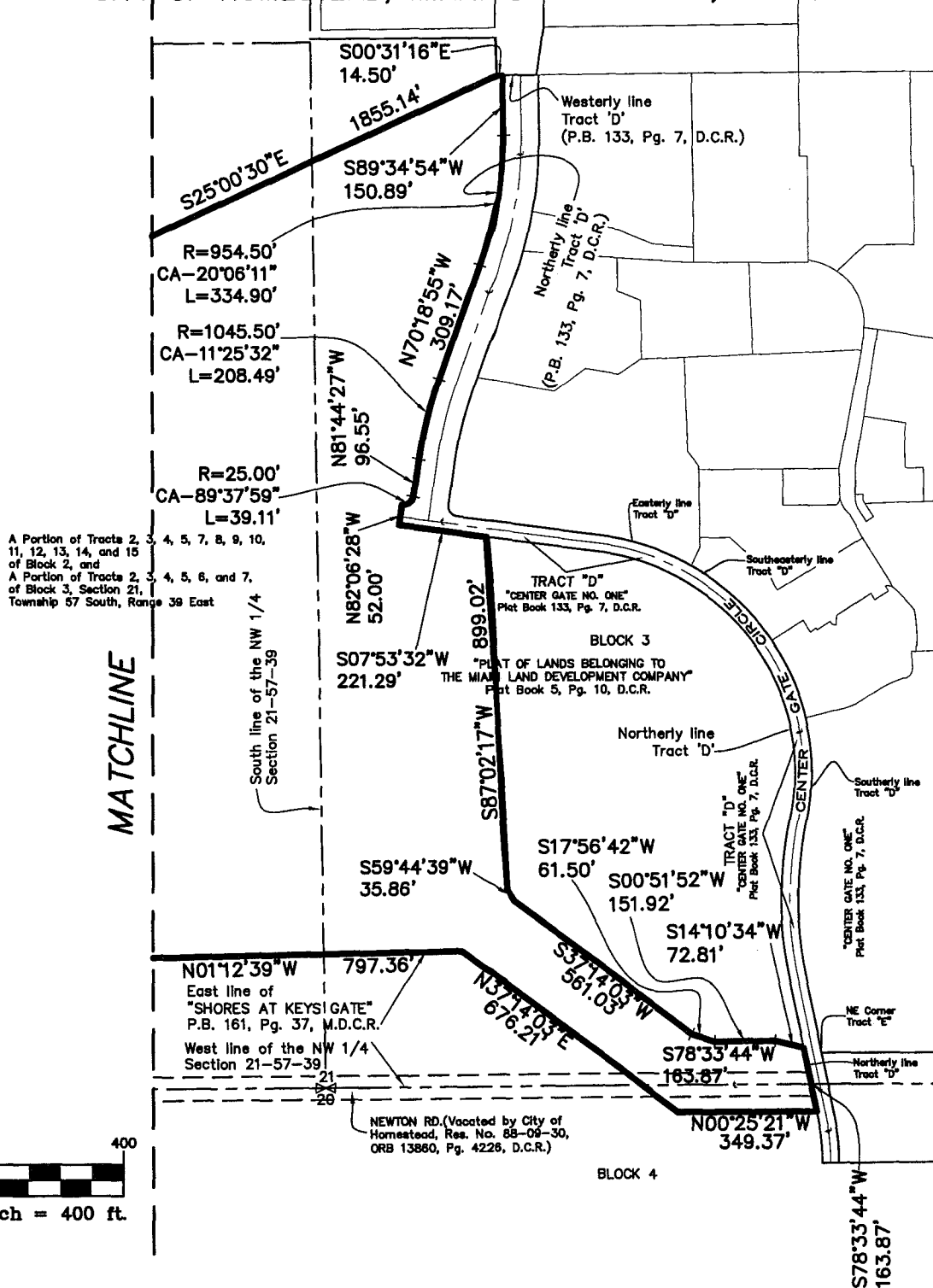
5 OF 9

36

SKETCH OF DESCRIPTION

PHASE II
PARCEL 6

EDUCATIONAL FACILITY BENEFIT DISTRICT
SECTIONS 20 & 21, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY, OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA



0 400

1 inch = 400 ft.



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EDUCATIONAL FACILITY BENEFIT DISTRICT

SCALE
1"=400.0'

DATE _____

PROJECT No
04-4366

CAD FILE

SHEET

8 OF 9

37

LAND DESCRIPTION
PHASE 2
PARCEL 12
EDUCATIONAL FACILITY BENEFIT DISTRICT
City of Homestead, Miami-Dade County, Florida

Lots 8 through 20 inclusive in Block 3 in Section 15, Township 57 South, Range 39 East, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book 5 at Page 10 of the Public Records of Dade County, Florida. Subject to a right of way dedication across that portion of said Lots 8 through 20 inclusive lying within the West 30 feet, the South 105 feet and the North 50 feet of the SW $\frac{1}{4}$ of said Section 15,

AND

Lots 1 through 7 inclusive and Lots 21 through 28 inclusive in Block 3, in Section 15, Township 57 South, Range 39 East, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book 5 at Page 10 of the Public Records of Dade County, Florida. Subject to a right of way dedication across that portion of said Lot 7 that lies within the North 50 feet of the SW $\frac{1}{4}$ of said Section 15, that portion of said Lots 1 through 6 inclusive that lies within the North 37.5 feet and the East 30 feet of the SW $\frac{1}{4}$ of said Section 15, that portion of said Lots 21, 22, 25 and 26 that lies with the South 105 feet of the SW $\frac{1}{4}$ of said Section 15, that portion of said Lots 23 and 24 that lies within the South 85 feet of the SW $\frac{1}{4}$ of said Section 15 and that portion of said Lots 26, 27 and 28 that lies within the East 30 feet of the SW $\frac{1}{4}$ of said Section 15,

AND

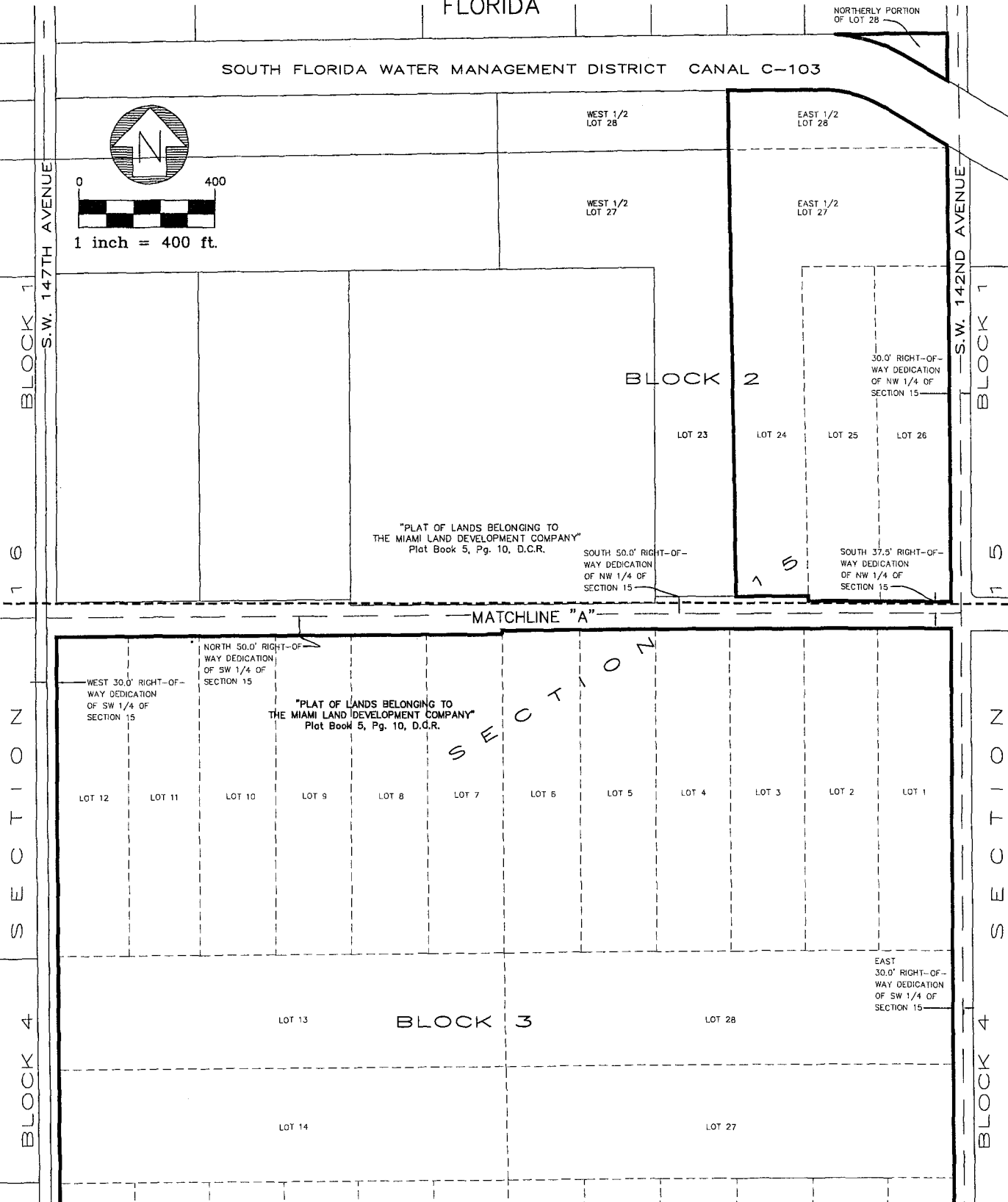
Lots 24, 25, 26, the East $\frac{1}{2}$ of Lot 27 and that portion of the East $\frac{1}{2}$ of Lot 28 lying Southerly of South Florida Water Management Districts Canal C-103 right of way, in Block 2 in Section 15, Township 57 South, Range 39 East, of MIAMI LANDS AND DEVELOPMENT COMPANY'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book 5 at Page 10 of the Public Records of Dade County, Florida. Subject to a right of way dedication across that portion of said Lot 24 that lies within the South 50 feet of the NW $\frac{1}{4}$ of said Section 15, that portion of the South 37.5 feet of said Lots 25 and 26 that lies with the South 37.5 feet of the NW $\frac{1}{4}$ of said Section 15 and that portion of said Lots 26, 27, and 28 that lies within the East 30 feet of the NW $\frac{1}{4}$ of said Section 15,

AND

That portion of Lot 28 in Block 2 in Section 15, Township 57 South, Range 39 East, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book 5, at Page 10, of the Public Records of Dade County, Florida, lying Northerly of the South Florida Water Management Districts Canal C-103 right of way. Subject to a right of way dedication across that portion of said Lot 28 that lies within the East 30 feet of the NW $\frac{1}{4}$ of said Section 15.

SKETCH OF DESCRIPTION

PHASE II, PARCEL 12, EDUCATIONAL FACILITY BENEFIT DISTRICT, SECTION 15,
TOWNSHIP 57 SOUTH, RANGE 39 EAST, CITY OF HOMESTEAD, MIAMI-DADE COUNTY,
FLORIDA



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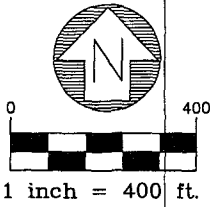
**EDUCATIONAL FACILITY
BENEFIT DISTRICT**

39

SCALE 1"=400.0'	PROJECT No 04-4366	SHEET 8 OF 9
DATE	CAD FILE	

SKETCH OF DESCRIPTION

PHASE II, PARCEL 12, EDUCATIONAL FACILITY BENEFIT DISTRICT, SECTION 15,
TOWNSHIP 57 SOUTH, RANGE 39 EAST, CITY OF HOMESTEAD, MIAMI-DADE COUNTY,
FLORIDA



"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

SOUTH 50.0' RIGHT-OF-
WAY DEDICATION
OF NW 1/4 OF
SECTION 15

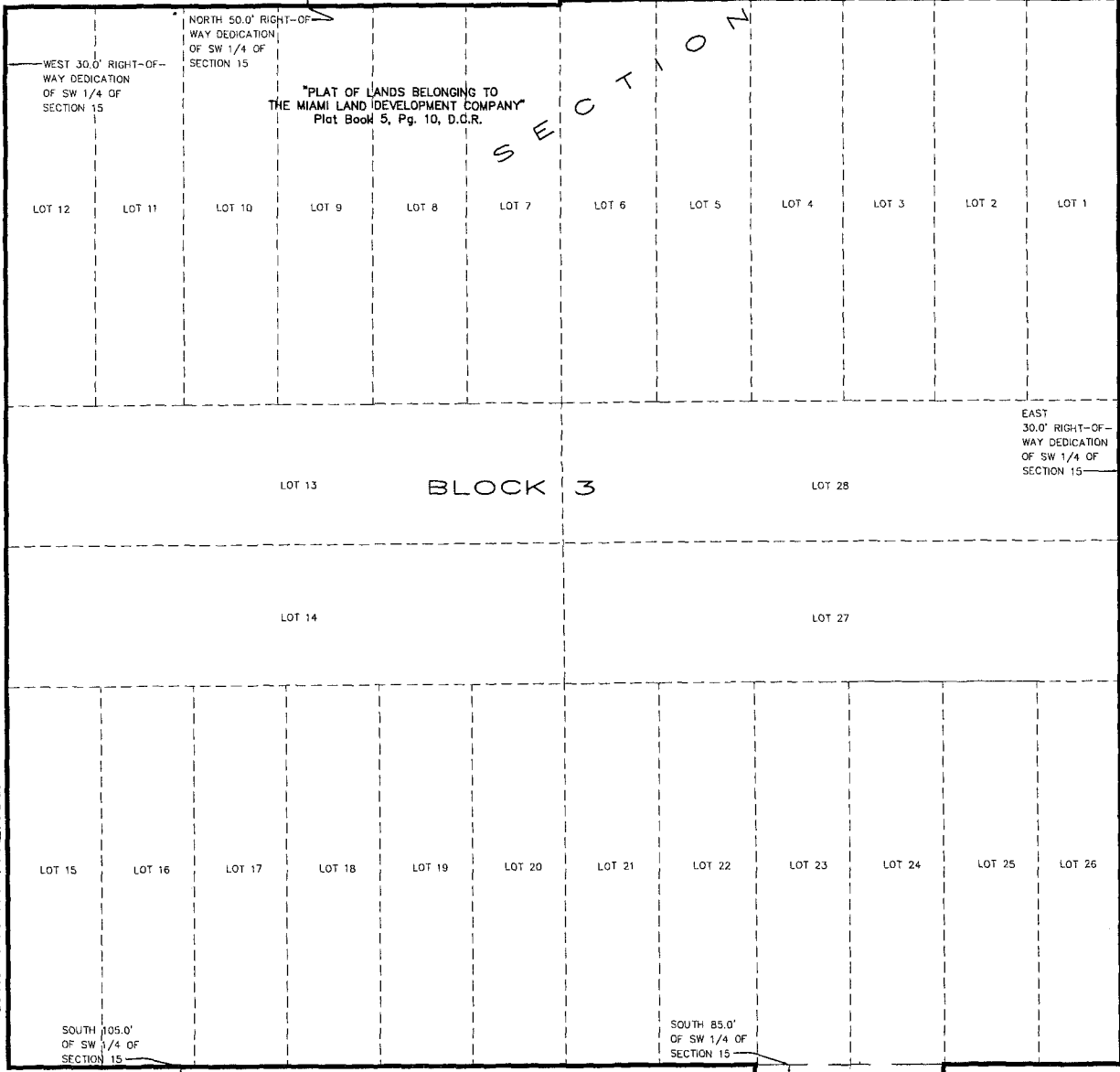
SOUTH 37.5' RIGHT-OF-
WAY DEDICATION
OF NW 1/4 OF
SECTION 15

MATCHLINE "A"

SECTION 15

BLOCK 4

S.W. 147TH AVENUE



SECTION 15

BLOCK 4

S.W. 142ND AVENUE

NORTH CANAL DRIVE

SECTION 22

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

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**EDUCATIONAL FACILITY
BENEFIT DISTRICT**

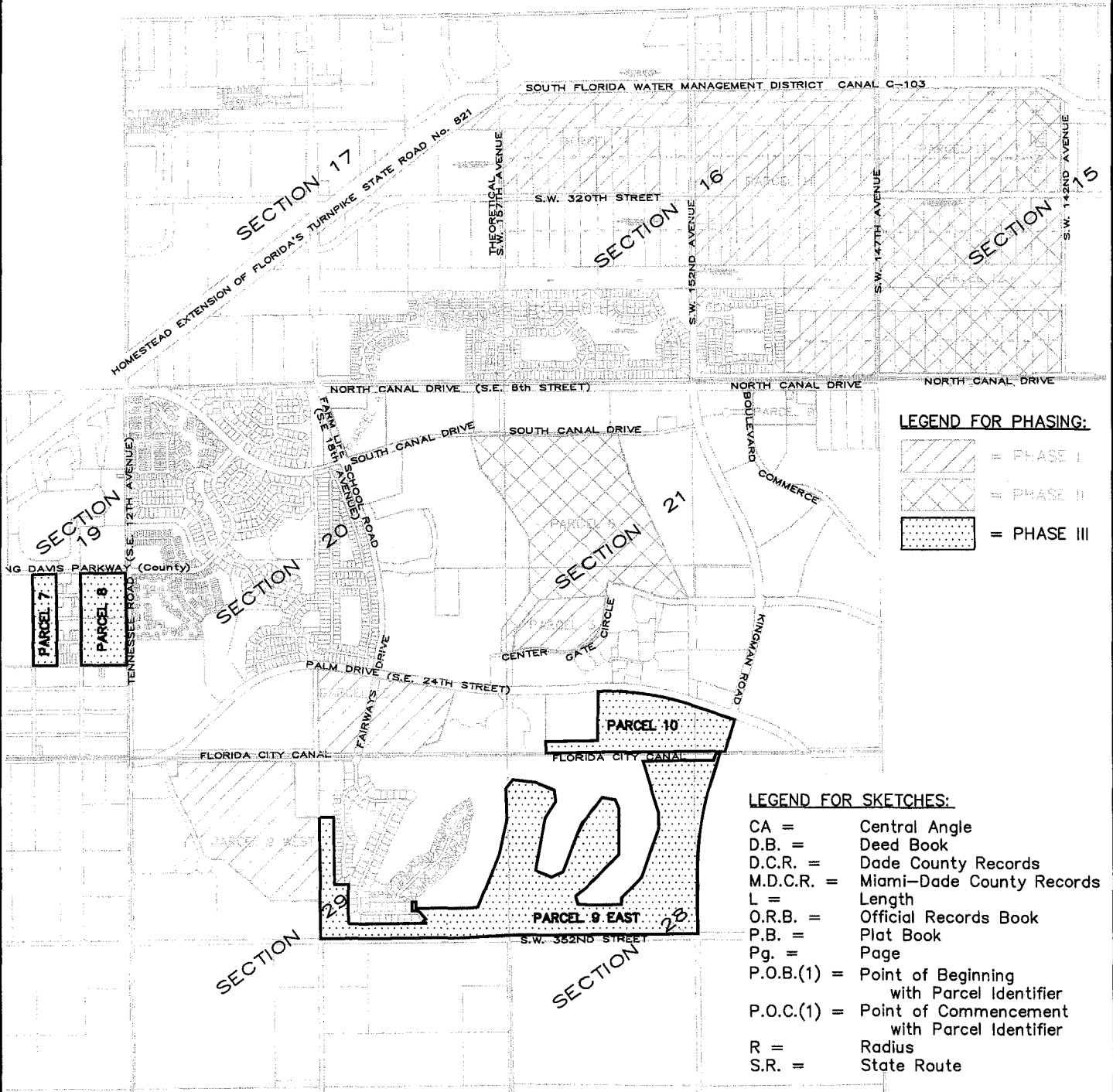
40

SCALE 1"=400.0'	PROJECT No 04-4366	SHEET 9 OF 9
DATE	CAD FILE	




KEY SHEET

PHASE III
EXHIBIT A

EDUCATIONAL FACILITY BENEFIT DISTRICT
SECTIONS 19, 21, 28, AND 29, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA



LEGEND FOR PHASING:

-  = PHASE I
-  = PHASE II
-  = PHASE III

LEGEND FOR SKETCHES:

- CA = Central Angle
- D.B. = Deed Book
- D.C.R. = Dade County Records
- M.D.C.R. = Miami-Dade County Records
- L = Length
- O.R.B. = Official Records Book
- P.B. = Plat Book
- Pg. = Page
- P.O.B.(1) = Point of Beginning with Parcel Identifier
- P.O.C.(1) = Point of Commencement with Parcel Identifier
- R = Radius
- S.R. = State Route



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**EDUCATIONAL FACILITY
BENEFIT DISTRICT**

SCALE	PROJECT No	SHEET
N.T.S.	04-4366	1 OF 11
DATE	CAD FILE	

LAND DESCRIPTION

PHASE III

PARCEL 7

**EDUCATIONAL FACILITY BENEFIT DISTRICT
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA**

TRACT 3 IN BLOCK 4 LYING IN SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST, "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THEREFROM THE NORTH 30 FEET AS RECORDED IN DEED BOOK 1683 AT PAGE 308 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.



1 inch = 200 ft.

SKETCH OF DESCRIPTION

PHASE III
PARCEL 7

EDUCATIONAL FACILITY BENEFIT DISTRICT
SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

S.E. 16TH STREET (City)
S.W. 336TH STREET (County)
ARTHUR VINING DAVIS PARKWAY (County)

LESSOUT
D.B. 1683,
Pg 308, D.C.R.

TRACT 4
BLOCK 4
PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY
Plat Book 5, Pg. 10, D.C.R.

TRACT 3
BLOCK 4

TRACT 2
BLOCK 4
PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY
Plat Book 5, Pg. 10, D.C.R.

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**EDUCATIONAL FACILITY
BENEFIT DISTRICT**

1"=10.0'

04-4366

3 OF 11

43

LAND DESCRIPTION

PHASE III

PARCEL 8

EDUCATIONAL FACILITY BENEFIT DISTRICT

CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

TRACTS 1 AND 16 IN BLOCK 4 LYING IN SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST, "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THEREFROM THE NORTH AND EAST 30 FEET AS RECORDED IN DEED BOOK 1683 AT PAGE 308 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.



0 200
1 inch = 200 ft.

SKETCH OF DESCRIPTION

PHASE III
PARCEL 8

EDUCATIONAL FACILITY BENEFIT DISTRICT
SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

S.E. 16TH STREET (City)
S.W. 336TH STREET (County)

ARTHUR VINING DAVIS PARKWAY (County)

30.0'
LESSOUT
D.B. 1683,
Pg 308, D.C.R.

TRACT 2
BLOCK 4

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

TRACT 1

BLOCK 4

TRACT 16

TENNESSEE ROAD (S.E. 12TH AVENUE)

BLOCK 4

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.



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**EDUCATIONAL FACILITY
BENEFIT DISTRICT**

SCALE 1"=200.0'	PROJECT No 04-4366	SHEET 5 OF 11
DATE	CAD FILE	

LAND DESCRIPTION
PHASE III
PARCEL 9 EAST
EDUCATIONAL FACILITY BENEFIT DISTRICT
City of Homestead, Miami-Dade County, Florida

A PARCEL OF LAND BEING A PORTION OF TRACT 1 AND TRACTS 6 THROUGH 16, INCLUSIVE, IN BLOCK 1, AND PORTION OF TRACTS 1, 2, 3, 4, 5, 6, 10, 11, 12, 13, 14, 15, AND 16, INCLUSIVE IN BLOCK 2, SECTION 29, TOWNSHIP 57 SOUTH, RANGE 39 EAST, TOGETHER WITH PORTIONS OF TRACTS 1 THROUGH 16, INCLUSIVE, IN BLOCK 2 AND PORTIONS OF TRACTS 6 AND 7 IN BLOCK 1, SECTION 28, TOWNSHIP 57 SOUTH, RANGE 39 EAST, "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" AS FOLLOWS:

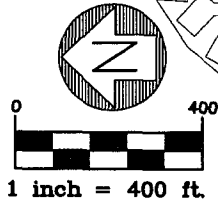
COMMENCE AT THE CENTER OF SAID SECTION 29; THENCE N00°29'41"W FOR 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW 352 STREET AS RECORDED IN DEED BOOK 1683 AT PAGE 307 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE N00°29'41"W FOR A DISTANCE OF 1782.25 FEET; THENCE N89°30'31"E FOR A DISTANCE OF 205.00 FEET; THENCE S00°29'41"E A DISTANCE OF 964.33 FEET; THENCE N89° 30' 19"E FOR A DISTANCE OF 200.00 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF FAIRWAYS AT KEYS GATE, ACCORDING TO PLAT BOOK 148 AT PAGE 20 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE SOUTHERLY, EASTERLY, AND NORTHERLY ALONG THE BOUNDARIES OF SAID PLAT OF FAIRWAYS AT KEYS GATE FOR THE FOLLOWING COURSES AND DISTANCES; THENCE S00° 29' 41"E FOR 542.47 FEET TO POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90° 03' 36" FOR 39.30 FEET TO THE POINT OF TANGENCY; THENCE N89° 26' 43"E FOR 1102.79 FEET TO A POINT OF CUSP OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WITH SAID POINT OF CUSP BEARING N00° 33' 17"E FROM THE CENTER OF SAID CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 50° 12' 39" FOR 65.73 FEET TO A POINT OF TERMINATION ALONG THE ARC OF SAID CURVE; THENCE N49° 39'22"E FOR A DISTANCE OF 50.00 FEET; THENCE N40° 20' 38"W FOR A DISTANCE OF 122.33 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 50° 12' 39" AND AN ARC DISTANCE OF 65.73 FEET TO THE POINT OF TANGENCY; THENCE S89°26'43"W FOR A DISTANCE OF 52.51 FEET; THENCE N 00°29'41" W FOR A DISTANCE OF 130.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY ARC OF AUGUSTA GREENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 150 AT PAGE 77 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE N89° 26' 43"E ALONG SAID SOUTHERLY LINE OF AUGUSTA GREENS FOR A DISTANCE OF 52.37 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE S00°33'16"E FOR A DISTANCE OF 93.72 FEET; THENCE N 89°26'16" E FOR A DISTANCE OF 720.84 FEET TO A POINT OF CURVATURE OF A POINT OF CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 998.16 FEET AND A CENTRAL ANGLE OF 09° 23' 59" FOR AN ARC DISTANCE OF 163.75 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A LINE BEARING N21° 59' 05"E, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING S09° 55' 43"E FROM THE CENTER OF SAID CURVE; THENCE N21° 59' 05"E FOR A DISTANCE OF 813.64 FEET; THENCE N12°47'37"E FOR A DISTANCE OF 516.84 FEET; THENCE N01° 40' 18"W FOR A DISTANCE OF 455.51 FEET; THENCE N46° 31' 37"E FOR A DISTANCE OF 128.05 FEET; THENCE S83° 05' 26"E FOR A DISTANCE OF 343.44 FEET; THENCE S67° 37' 42"E FOR A DISTANCE OF 276.68 FEET; THENCE S07° 15' 12"E FOR A DISTANCE OF 163.55 FEET; THENCE S31° 53' 40"W FOR A DISTANCE OF 286.66 FEET; THENCE S10° 34' 36"W FOR A DISTANCE OF 766.08 FEET; THENCE S67° 22' 19"E FOR A DISTANCE OF 241.88 FEET; THENCE N66° 25' 05"E FOR A DISTANCE OF 179.12 FEET; THENCE N20° 49' 25"E FOR A DISTANCE OF 762.30 FEET; THENCE N37° 21' 12"E FOR A DISTANCE OF 447.87 FEET; THENCE S78° 32' 42"E FOR A DISTANCE OF 188.60 FEET; THENCE S22° 30' 39"E FOR A DISTANCE OF 130.64 FEET; THENCE S00° 06' 25"W FOR A DISTANCE OF 663.44 FEET; THENCE S44° 34' 44"W FOR A DISTANCE OF 844.32 FEET; THENCE S15° 21' 01"E FOR A DISTANCE OF 115.10 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, WITH SAID NON-TANGENT INTERSECTION BEARING S08° 22' 57"W FROM THE CENTER OF SAID CURVE THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1475.00 FEET AND A CENTRAL ANGLE OF 08°48'16" FOR AN ARC DISTANCE OF 226.66 FEET TO THE POINT OF TANGENCY; THENCE N 89°34'41" E FOR A DISTANCE OF 367.39 FEET; THENCE N04°13'21"E FOR A DISTANCE OF 104.22 FEET; THENCE N 43°17'43" E FOR A DISTANCE OF 404.82 FEET; THENCE N 19°36'21" E FOR A DISTANCE OF 747.96 FEET; THENCE N 00°23'53" W FOR A DISTANCE OF 219.42 FEET; THENCE N 16°30'20" W FOR A DISTANCE OF 783.15 FEET; THENCE N 89°36'09" E FOR A DISTANCE OF 766.98 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 28, THENCE N89°35'53"E FOR A DISTANCE OF 259.59 FEET; THENCE N17°07'21"E FOR A DISTANCE OF 115.56 FEET; THENCE N 89°33'16" E FOR A DISTANCE OF 57.69 FEET; THENCE S 17°07'21" W FOR A DISTANCE OF 513.38 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 4190.00 FEET AND A CENTRAL ANGLE OF 17°37'47" FOR AN ARC DISTANCE OF 1289.26 FEET TO THE POINT OF TANGENCY, THE SAME BEING A POINT OF INTERSECTION WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 28; THENCE S 00°30'26" E ALONG SAID EAST LINE FOR 852.20 FEET TO A POINT OF INTERSECTION WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF SW 352 STREET; THENCE S89°34'41"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 2668.61 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 28; THENCE S 89°26'43" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 2709.20 FEET TO THE POINT OF BEGINNING.

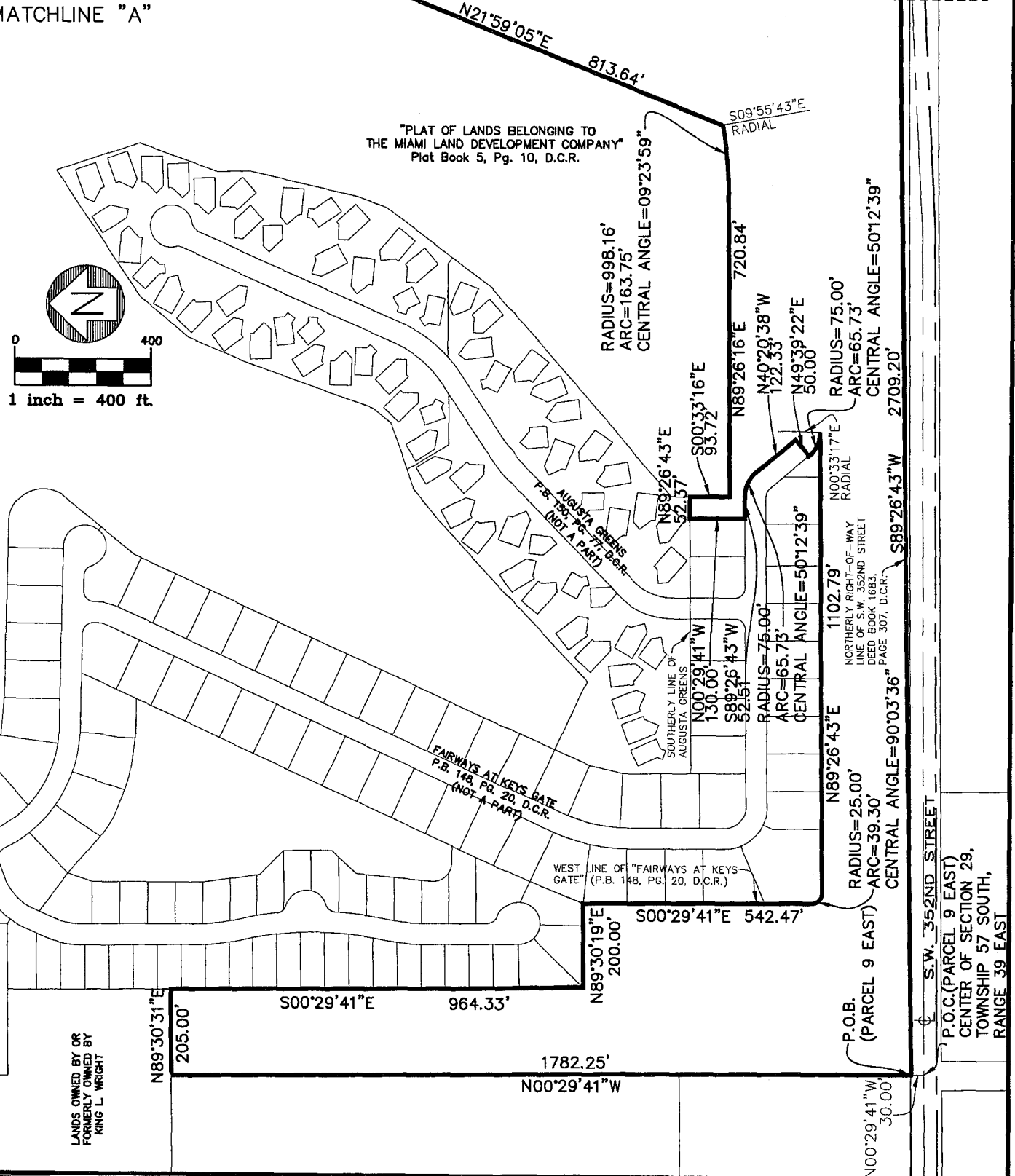
SKETCH OF DESCRIPTION

PHASE III, PARCEL 9, EDUCATIONAL FACILITY BENEFIT DISTRICT, SECTIONS 28 AND 29, TOWNSHIP 57 SOUTH, RANGE 39 EAST, CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

MATCHLINE "A"



"PLAT OF LANDS BELONGING TO THE MIAMI LAND DEVELOPMENT COMPANY" Plat Book 5, Pg. 10, D.C.R.



LANDS OWNED BY OR FORMERLY OWNED BY KING L. WRIGHT

P.O.C. (PARCEL 9 EAST)
CENTER OF SECTION 29,
TOWNSHIP 57 SOUTH,
RANGE 39 EAST

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EDUCATIONAL FACILITY BENEFIT DISTRICT

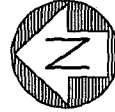
SCALE 1"=400.0'	PROJECT No 04-4366	SHEET 8 OF 11
DATE	CAD FILE	

48

SKETCH OF DESCRIPTION

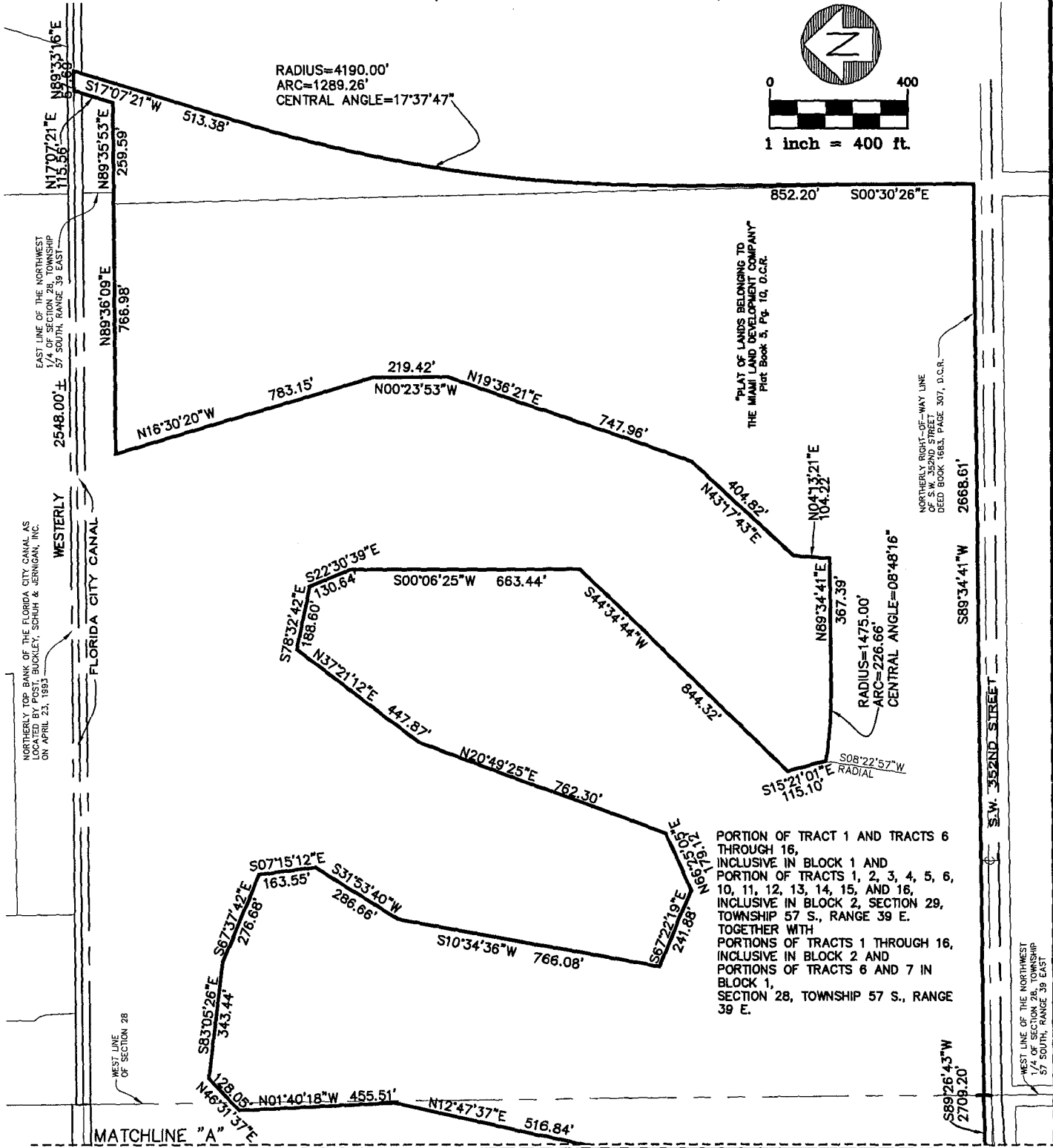
PHASE III
PARCEL 9

EDUCATIONAL FACILITY BENEFIT DISTRICT
SECTIONS 28 AND 29, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA



0 400
1 inch = 400 ft.

RADIUS=4190.00'
ARC=1289.26'
CENTRAL ANGLE=17°37'47"



LAND DESCRIPTION
PHASE III
PARCEL 10
EDUCATION FACILITY BENEFIT DISTRICT
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

A PARCEL OF LAND BEING A PORTION OF SECTION 21, TOWNSHIP 57 SOUTH, RANGE 39 EAST, CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA, BEING PORTIONS OF TRACTS 9 THROUGH 15 INCLUSIVE, OF BLOCK 3 AND TOGETHER WITH PORTIONS OF TRACTS 15, 16 AND 17 OF BLOCK 4 OF SAID SECTION 21 OF THE "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHWESTERLY PROLONGATION OF THE CENTERLINE OF KINGMAN ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 13410 AT PAGE 149 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PALM DRIVE AS DESCRIBED IN OFFICIAL RECORDS BOOK 13410 AT PAGE 154 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE CONTINUE S17°07'21"W ALONG THE SOUTHWESTERLY PROLONGATION OF SAID CENTERLINE OF KINGMAN ROAD FOR 483 FEET, MORE OR LESS TO THE NORTHERLY TOP OF BANK OF THE FLORIDA CITY CANAL AS LOCATED BY POST, BUCKLEY, SCHUH & JERNIGAN, INC. ON APRIL 23, 1993; THENCE WESTERLY MEANDERING THE NORTHERLY TOP OF BANK FOR 2548 FEET, MORE OR LESS; THENCE NORTH FOR 166 FEET MORE OR LESS; THENCE N89°34'39"E FOR 709.94 FEET; THENCE NORTH FOR 695.64 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PALM DRIVE, THE SAME ALSO BEING A POINT OF NON-TANGENT INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, WITH SAID POINT OF NON-TANGENT INTERSECTION BEARING N03°08'26"W FROM THE CENTER OF SAID CURVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF PALM DRIVE AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 3533.61 FEET AND A CENTRAL ANGLE OF 20°15'47" FOR 1249.69 FEET TO THE POINT OF TANGENCY; THENCE S72°52'39" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF PALM DRIVE FOR 780.92 FEET TO THE POINT OF BEGINNING;



0 400
1 inch = 400 ft.

SKETCH OF DESCRIPTION

PHASE III
PARCEL 10

EDUCATIONAL FACILITY BENEFIT DISTRICT
SECTION 21, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA

INTERSECTION OF
SOUTHWESTERLY
PROLONGATION OF THE
CENTERLINE OF KINGMAN
ROAD, O.R. BOOK 13410,
PAGE 149, D.C.R. AND THE
SOUTHERLY RIGHT-OF-WAY
LINE OF PALM DRIVE,
O.R. BOOK 13410, PAGE 154,
D.C.R.

P.O.B.
(PARCEL 10)

S17°07'21"W
483.00'±

SOUTHWESTERLY
PROLONGATION OF
CENTERLINE OF
KINGMAN ROAD,
O.R. BOOK 13410,
PAGE 149, D.C.R.

780.92'

S72°52'39"E

SOUTHERLY RIGHT-OF-WAY
LINE OF PALM DRIVE,
O.R. BOOK 13410, PAGE 154,
D.C.R.

RADIUS=3533.61'
ARC=1249.69'
CENTRAL ANGLE=20°15'47"

N03°09'28"E
RADIAL

695.64'
NORTH

PORTIONS OF TRACTS 9 THROUGH 15
INCLUSIVE, OF BLOCK 3 AND TOGETHER WITH
PORTIONS OF TRACTS 15, 16 AND 17
OF BLOCK 4

NORTHERLY TOP BANK OF THE FLORIDA CITY CANAL AS
LOCATED BY POST, BUCKLEY, SQUH & JERNIGAN, INC.
ON APRIL 23, 1993

WESTERLY 2548.00'±

FLORIDA CITY CANAL

"PLAT OF LANDS BELONGING TO
THE MIAMI LAND DEVELOPMENT COMPANY"
Plat Book 5, Pg. 10, D.C.R.

N89°34'39"E
709.94'

166.00'±
NORTH

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Calvin, Giordano & Associates, Inc.
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Certificate of Authorization No. LB 6791

**EDUCATIONAL FACILITY
BENEFIT DISTRICT**

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SCALE 1"=400.0'	PROJECT No 04-4366	SHEET 11 OF 11
DATE	CAD FILE	